

FOR SALE

RETAIL PREMISES

24 Helvellyn Street,
Keswick,
CA12 4EN

Edwin
Thompson



- Retail premises in good residential location – not on the high street
- Suitable for a variety of retail/office/business uses



Offers in the region of £185,000 freehold.

Ref: K4689641

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BRIEF RESUME

Prominently positioned, ground level retail premises in residential street in Keswick that offers suitability for a number of retail, quasi retail and office uses, subject to planning.

DESCRIPTION

24 Helvellyn Street is a single storey, lock-up shop unit in a tertiary retail location which has the benefit of both internal and external storage. There are WC facilities and an off-street car parking space immediately outside the property.

The premises is all on the ground floor and is available freehold.

Aside from the obvious retail potential, 24 Helvellyn Street would equally make ideal offices for A2 users, e.g. holiday lettings agency, architects/professional services or hairdressers.

The current use of the premises is as a launderette. This use will not be permitted upon sale and a covenant to this effect will be incorporated in the freehold title to preclude such use.

PRICE

We are seeking offers in the region of £185,000 for the freehold interest.

LOCATION

The location on Helvellyn Street is very prominent with the junction with Eskin Street. It is a few minutes walk from the town centre, with easy access onto Penrith Road. There is ample street parking in the vicinity, and one space included on-site.

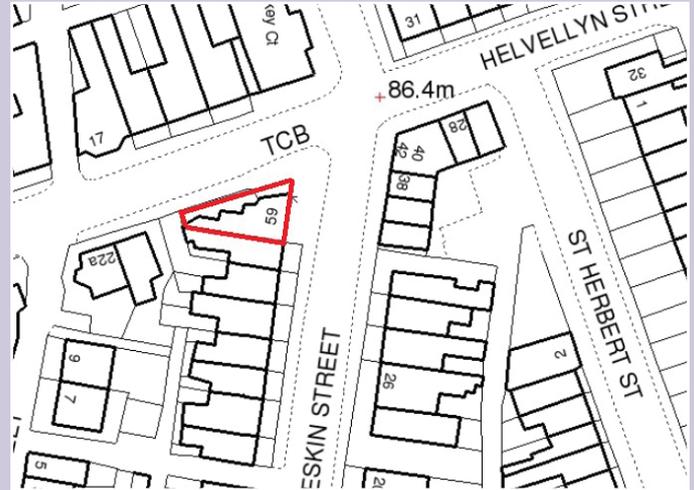
FLOOR AREA

The property has a Gross Internal Floor Area of 62 sq.m and comprises:

Retail Space	48 sq.m.
Internal Storage	8 sq.m.
WC	
External Storage	7 sq.m.

SERVICES

Main water, electricity, drainage and gas are connected to the property.



RATING ASSESSMENT

The property is currently assessed to a rateable value of £3,200 in the 2018 Rating List. The Uniform Business Rate for 2018/19 is £0.48 giving a rates payable of £1536pa.

VAT

VAT will not be payable on the purchase price.

VIEWING ARRANGEMENTS

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