

FORMER RESTAURANT PREMISES - KESWICK – FREEHOLD OR LEASEHOLD

5 St John's Street,
Keswick,
Cumbria
CA12 5AP

Edwin
Thompson



- Restaurant / retail premises suitable for a variety of uses (subject to planning)
- Short distance from Market Place in the centre of Keswick
- Prominent frontage



Ref:

28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



LOCATION

5 St John's Street is a former restaurant premises that is situated approximately 70 metres south east of Market Place in the centre of Keswick. The location will appeal to a variety of businesses seeking a good secondary retail position in close proximity to the town centre in an area that is not pedestrianised.

Keswick is the principal tourist centre of the northern Lake District, attracting huge numbers of visitors throughout the year and benefits from 7 day trading for most of the year. Nearby retailers include a variety of local traders, galleries, cafes and restaurants.

DESCRIPTION

The premises, formally a restaurant, has been stripped back to a bare shell and now requires investment in the finishes and services but offers the opportunity to an occupier to create the interior of their choosing according to their business preference.

The property is offered in its existing condition and with its current A3 planning use (Restaurants and cafes for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes) either as a freehold or leasehold opportunity.

PRICE/RENT

Freehold - £250,000
Leasehold - £25,000 per annum exclusive

ACCOMMODATION

The premises comprise a ground floor restaurant/retail unit with direct access from St John's Street. There is a shared side alley leading to a rear exit.

Gross Frontage	12.40m
Net Frontage	8.10m
Internal Width	10.25m
Shop Depth	9.83m up to 0.92m internal level change
Maximum depth	12.49m
Sales area	95.00 sq.m
Ancillary	80.30 sq.m
Ground floor ancillary	17.27 sq.m
Net Internal Area (NIA)	119 sq.m



SERVICES

Mains electricity, water and drainage and gas are available to the property.

Prospective tenants should make their own enquiries as to the services available for future use.

LEASE TERMS

The property is available to let on a new lease, direct from the landlord, for a term of 9 years with rent reviews every 3 years on an effective full repairing and insuring lease at a quoting rental of £25,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

According to the Valuation Office Agency Website, the property has a Rateable Value of £12,500 and is described as, 'restaurant and premises'. The uniform business rate for 2017/2018 is £0.466.

For information on available business rate relief, prospective tenants should contact Allerdale Borough Council - Tel: 0303 123 1702

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

LEGAL COSTS

Each party is to bear their own viewing strictly through the appointment to the Agents.

VIEWING

The property is available to view by prior appointment through the Keswick office of Edwin Thompson LLP.

Contact: Keith Mitchell - k.mitchell@edwin-thompson.co.uk
Tel: 017687 72988
Website: www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in April 2017.