

TO LET Retail Premises

Unit 12 Packhorse Court
7 Standish Street
Keswick
CA12 5LS

Edwin
Thompson



- Well Located Ground Floor Unit in Keswick Town Centre
- Attractive shop frontage
- GF sales of 611sq ft
- Rental - £9,000 per annum exclusive

Ref: Y22

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LOCATION

Keswick is a busy market and tourist town located at the head of Derwent Water in the northern Lake District National Park, approximately 15 miles west of Penrith, 18 miles north of Windermere and 33 miles south west of Carlisle.

The property occupies a corner position on Standish Street close to the Station Street junction and forming part of the Packhorse Court retail complex. Packhorse Court is one of the main retailing areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users. Station Street is directly to south east of the premises and there are a number of public car parks nearby.

The attached GOAD plan shows the location of the premises shaded red (for identification purposes only).

DESCRIPTION

The property provides a ground floor retail shop with ancillary first floor accommodation.

The premises have a glazed frontage with wooden frames/facade and a pitched slate roof. Internally the shop provides an open sales area with a number of private rooms.

There are stairs to a first floor storage area, kitchen point and dedicated WC facilities.



ACCOMMODATION

We understand the premises provide the following approximate measurements:

Ground floor sales	56.73m ²	(611sq ft)
Internal sales width/gross frontage	4.56m	(14.96 ft)
Sales depth	11.50m	(37.73 ft)
Ancillary Storage	20.31 m ²	(219sq ft)

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of Packhorse Court.

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £10,500 and is described as shop and premises.

The current Uniform Business Rate is 50.4p in the pound for small businesses, which would equate to rates payable per annum of approximately £5,292 exclusive.

Prospective tenants should check the exact rates payable with Allerdale Borough Council – Tel: 01900 702 702.

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease by way of a service charge for a number of years to be agreed and at a commencing rental of £9,000 per annum exclusive. The rent will be subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

Suzie Barron – s.barron@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk

Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

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