

# TO LET Retail Premises

32 Lake Road  
Keswick  
Cumbria  
CA12 5DQ

Edwin  
Thompson



- Well Located Ground and First Floor Premises in Keswick Town Centre
- Situated within an attractive and prime parade of retail operators
- Total Approximate Net Internal Area 118.00m<sup>2</sup> (1,270 sq ft)

Rental - £21,000 per annum exclusive

Ref: M

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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 ground and first floor position on Lake Road a busy and popular retail and mixed-use parade of shops adjacent to the famous George Fisher outdoor shop. Lake Road is the principal thoroughfare to the shores of Derwent Water and is in close proximity to the town's Central car park. This is a pedestrianised area. Lake Road is one of the main secondary retailing and commercial areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users.

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

## DESCRIPTION

The property comprises the ground and first floors of a traditional Lakeland stone 4-storey terraced building. The property has been used in the past for many things including a retail, office, restaurant, hairdressers, bunk house and a café. All such uses, and others, would be considered – subject to obtaining the requisite planning approval.

The property provides attractive, open plan flexible space in a pedestrianised part of the Town.

Occupiers in Lake Road include George Fishers, Maysons, Morrels restaurant, as well as a number of other Cafés, restaurants, bars and shops.

## ACCOMMODATION

We understand the premises provide the following approximate measurements:

### Ground Floor

Principal open plan area. 65.4 sq.m  
Separate office meeting room and stockroom at rear with rear access  
Includes; lighting, heating, power, data and communications trunking.  
Internal feature staircase to;

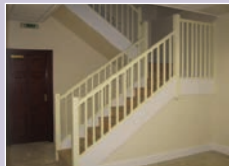
### First Floor

Open plan with kitchen/staff room at rear. 52.49 sq.m  
Includes; lighting, heating, power, data and communications trunking

TOTAL APPROXIMATE NET INTERNAL AREA: 118 sq.m (1,270 sq ft)

## RATEABLE VALUE

We understand from the VOA website that the premises previously had a Rateable Value of £13,000 and is described as shop and premises. Although, is currently no longer on the ratings list and will need to be re-assessed upon occupation.



Prospective tenants may benefit from small business rate relief and 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 for a number of years to be agreed and at a commencing rental of £21,000 per annum exclusive. Longer terms, will be subject to periodic review of the rent.

A service charge will be levied in respect of insurance and common parts and services maintenance.

## ENERGY PERFORMANCE CERTIFICATE

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

The current Energy Asset Rating for the premises is C52

## 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

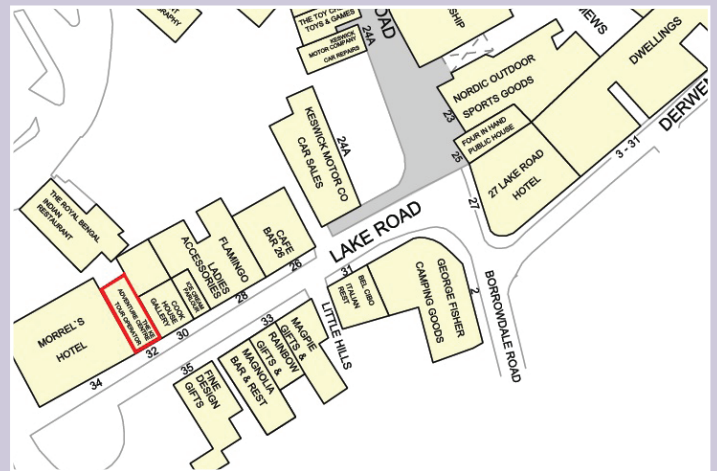
The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

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Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Newcastle  
Windermere

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