

To Let By Way of Assignment

10 Main Street
Keswick
CA12 5JD



100% prime shop to let by way of assignment.

Keswick is situated in central Cumbria within the Lake District National Park, 31 miles from Carlisle, 30 miles from Kendal and 18 miles from Penrith and access to the M6 motorway at junction 40. The town has a resident population of approximately 5,000 but serves as an important retailing service centre for many of the outlying villages and also attracts a large number of tourists and visitors throughout the year being one of the principle tourist centres in the north of England. The town is therefore, a busy retailing centre offering the opportunity of 7 day trading and extended opening hours.

Location

The property is situated in a 100% prime retailing position in the centre of Main Street which has multiple representation from major multiples such as Boots, Greggs, Tog 24, Edinburgh Woollen Mill as well as many well established and successful independent retailers.

Description

The property comprises a ground floor shop with first floor storage area currently trading as Pretty Things Ladies fashion.

Accommodation

The property has the following approximate areas and dimensions:-

Maximum int. width	13'6"	4.14 m
Shop depth	52'0"	15.85 m

Ground Floor

Sales area	597 sq ft	55.46 m
Storage	43 sq ft	4 sq m

Plus wc

First Floor

Storage	225 sq ft	20.90 sq m
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Lease

The property is held on the balance of a 20 year full repairing and insuring lease with effect from 4th July 2006 at a passing rental of £27,000 p.a. exclusive of rates and VAT payable quarterly in advance. The lease is subject to 5 yearly upward only rent reviews with the July 2011 review not having been implemented.

Lease Premium

£5,000 plus VAT.

Rateable Value

Rateable Value £21,000 UBR 43.3p

EPC

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

We are advised that the property has been registered for VAT and VAT will therefore be chargeable on the rental.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

