

## Ground floor lock-up shop to let in a prime tourist location

76 Main Street  
Keswick  
Cumbria  
CA12 5DX



Ground floor lock-up shop in prominent roadside location

Keswick is situated within the Lake District National Park, which is one of the UK's most visited tourist destinations. The Lake District, which is now a Unesco world heritage site, benefits from a 12-month tourist season and is located 31 miles from Carlisle, 30 miles from Kendal, 16 miles from Ambleside and 18 miles from Penrith and access to the M6 motorway at junction 40. The town benefits from an influx of tourists throughout the year, and serves as the main retailing location for North Lakes. The town is a busy retailing centre offering the opportunity of 7-day trading and extended opening hours.



### Location

The property is shown for identification purposes on the enclosed Street Traders' plan and is situated in a highly prominent roadside location close to the junction of Tithebarn Street and Main Street roundabout. Occupiers in the immediate vicinity include Lakes & Dales Co-op, Booths supermarket, Trespass, Fat Face, Blacks and a large number of well-established local traders.

### Accommodation

The property offers the following accommodation:-

Internal width	3.71 m	(12' 2")
Shop depth	6.89 m	(22' 6")
Ground floor sales	25.0 sq m	(270 sq ft)
Rear store	3.8 sq m	(40 sq ft)

**Total net internal area      28.8 sq m      (310 sq ft)**

Separate wc.  
Rear servicing.

### Terms

The property is available to let on the basis of a new lease for a term of 3 years, or longer subject to 3-yearly rent reviews. The lease is drawn on an internal repairing basis with the tenant being responsible for reimbursement of buildings insurance premium and a contribution towards external redecoration.

### Rent

A commencing rental of £7,500 per annum, payable quarterly in advance, exclusive of rates and VAT.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £9,000  
UBR – 48.0p (2018/2019)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable.

### Energy Performance Certificate

Commissioned - to be provided.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### VAT

All prices, rentals and other payments under the terms of the lease are quoted exclusive of VAT, which may be payable at the prevailing rate.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

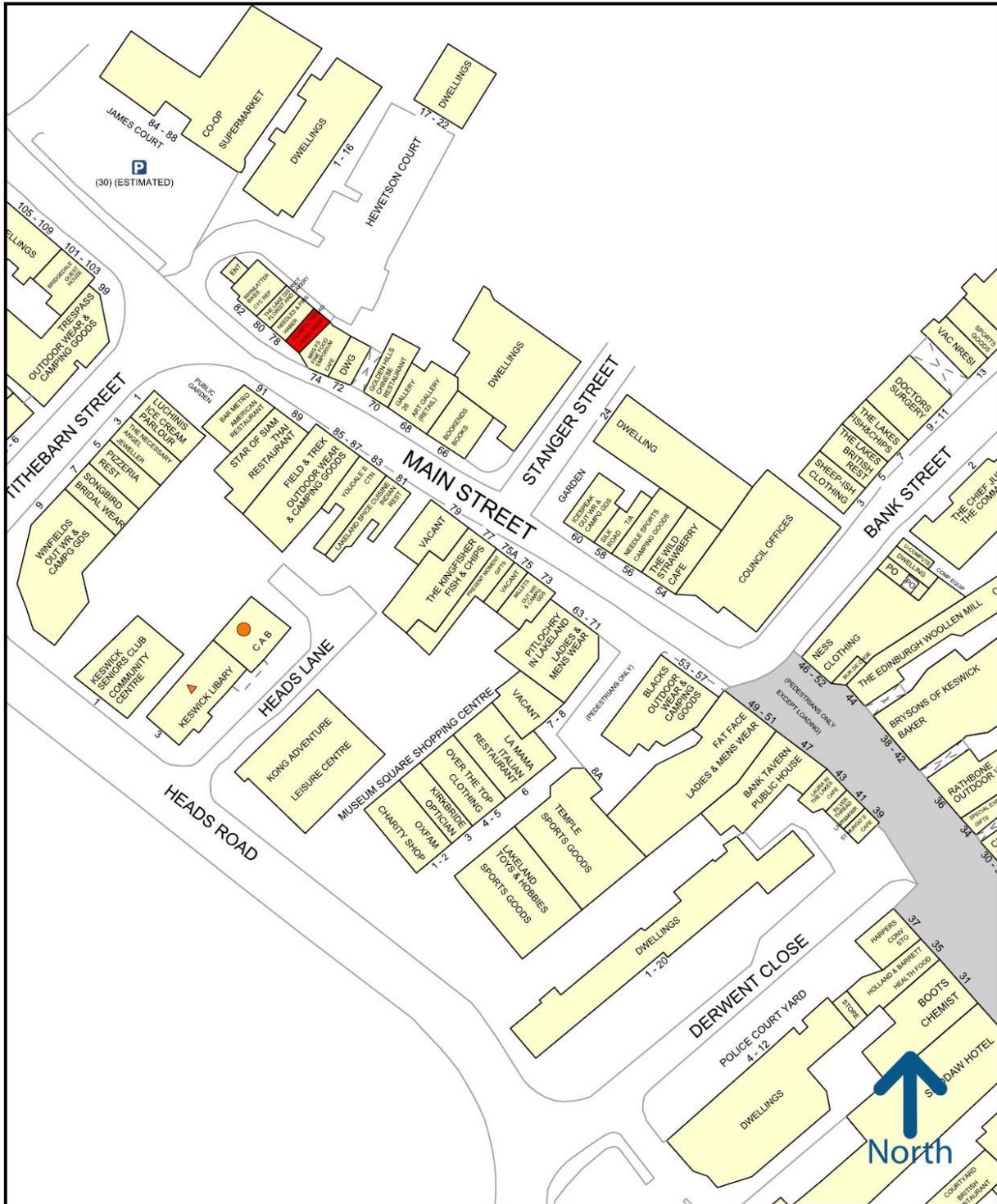
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Keswick

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Plan for identification purposes only

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