

Excellent retail/restaurant/café opportunity in Lake District National Park by assignment

31 Lake Road
Keswick
Cumbria
CA12 5DQ



Highly prominent unit adjacent to George Fisher and on busy pedestrian route close to car parks.

Keswick is situated within the Lake District National Park and is the main visitor centre for North Lakes and is popular with tourists, walkers, climbers, cyclists and outdoor enthusiasts. The Lake District National Park is one of the most visited tourist destinations in the UK and is a UNESCO World Heritage Site. Latest figures from Cumbria Tourism show that in 2019, the county of Cumbria benefitted from 40 million visitors and an annual spend of just over £3 billion supporting 65,000 jobs in the county. 'Staycations' are seeing a significant number of UK-based visitors staying in the Lake District. The town has a permanent resident population which, together with a significant number of visitors, supports a strong year round trade with Keswick being one of the most popular tourist destinations in the region.



Location

The property is shown for identification purposes on the enclosed Street Traders' plan and occupies an excellent retail location immediately adjacent to the famous George Fisher outdoor store and close to a number of strong eating and drinking establishments and independent traders. Other occupiers in the immediate vicinity include Rohan, Shipton & Co Jewellers, KE Travel, Lakeland and a large number of high quality independent retailers. The unit is also close to a significant number of the town's hotels and guest houses and the property therefore offers an excellent opportunity for both daytime and evening catering trade in addition to retail use.

Description

The premises are arranged over ground and lower ground floors, currently occupied as a gift shop, and prior to that was occupied as a popular Italian restaurant, and the premises are therefore suitable for retail, office or restaurant/café/tea room use. The property comprises an attractive ground floor retail area with ancillary kitchen, together with lower ground floor wc facilities and storage/kitchen. The property offers the following accommodation:-

Accommodation

Gross frontage	8.76 m	(28' 9")
Internal width	7.63 m	(25' 0")
Ground floor retail/restaurant	66.15 sq m	(712 sq ft)
Ground floor kitchen	5.22 sq m	(56 sq ft)
Total ground floor area	71.37 sq m	(768 sq ft)
Basement storage/former kitchen	15.46 sq m	(166 sq ft)
Ladies and gents wc's, each with 1 N ^o wc and 1 N ^o whb		
Total net internal area	86.83 sq m	(934 sq ft)

Terms

The property is available to let by way of assignment of the current lease which is for a term of 10 years from 2021 on a full repairing and insuring basis subject to rent review and break clause in 2026, so an assignee would have the benefit of a break clause in 2 years' time. The landlords would be prepared to consider granting a new lease for a longer term if required.

Rent

A commencing rental of £16,500 per annum, exclusive of rates and service charge payable quarterly in advance.

Rating Assessment

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

Rateable value £17,500
UBR – 49.9p (2023/2024)

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

Energy Performance Certificate

The property has an energy performance asset rating of 'D91'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the assignment.

Planning

Following changes to the Use Classes Order, the subject property falls within Class E (business) meaning that it is suitable for use as retail, office or restaurant/café use without the need for any change of use under

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

planning regulations. Landlord's consent may be required for any alternative use to retail. Further details are available on request.

VAT

The property is not currently registered for VAT, but all prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT 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.

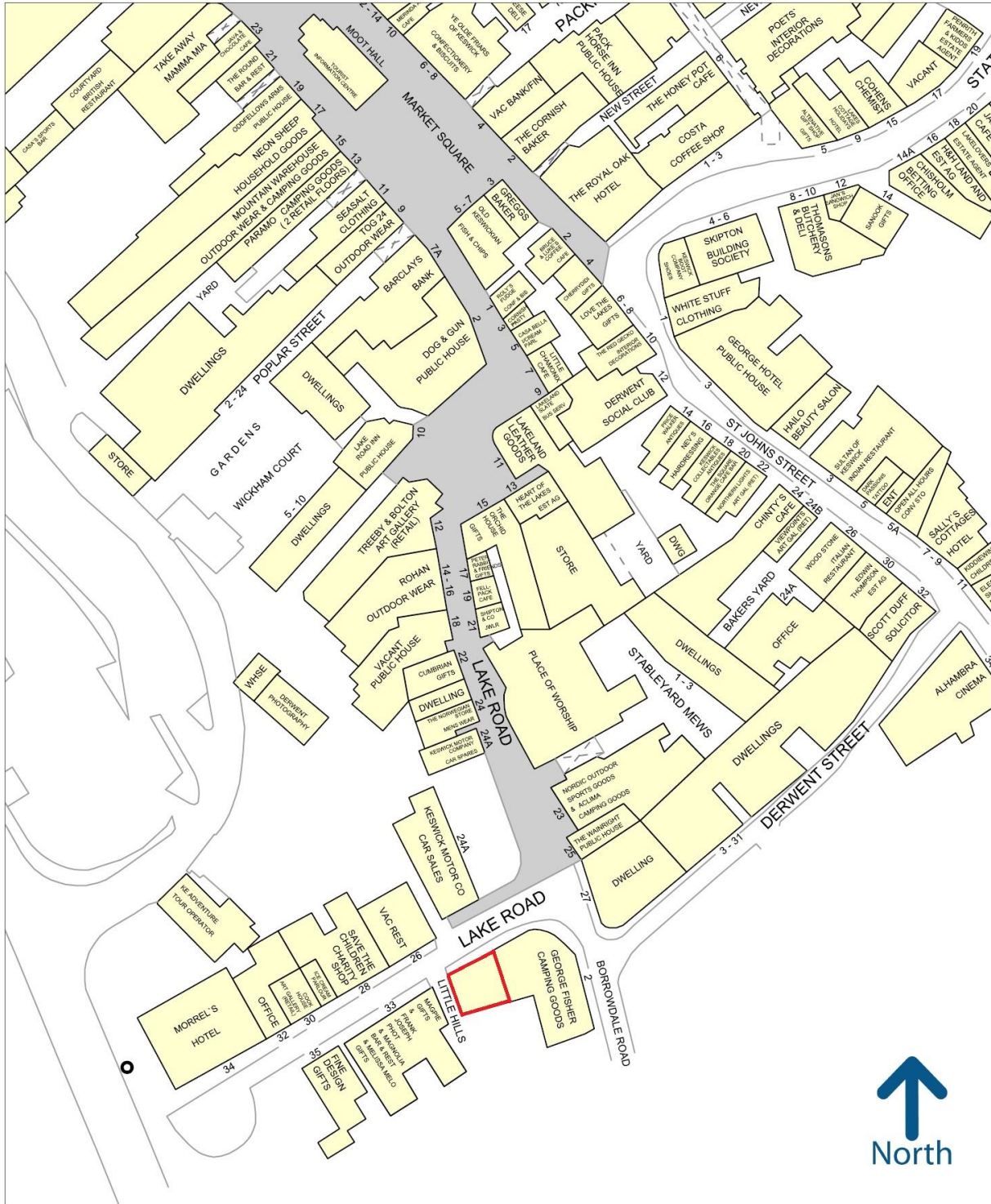
Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.