

## Lake District National Park – Prime retail opportunity

22 Lake Road  
Keswick  
Cumbria  
CA12 5BX



Excellent opportunity for lock-up shop close to George Fisher, Shipton & Co, Rohan, Lakeland, and a range of strong independent traders

Keswick is one of the most visited tourist destinations in the UK and is the main visitor destination for north lakes. The town, which has a residential population of approximately 7,000 has its population swelled considerably due to the number of visitors including day-trippers, overnight visitors and outdoor enthusiasts. Keswick is at the heart of Cumbria's 'adventure capital' with many visits from climbers, hill walkers, cyclists, sailors and outdoor enthusiasts.



### Location

The subject property which is shown for identification purposes on the enclosed street traders plan is situated in a prominent location on Lake Road close to the famous George Fisher outdoor store, Nordic Store, Treeby & Bolton, Rohan, Shipton & Co, Lakeland and a large number of independent traders. The property is a short distance from the town's main shoppers' car park which is immediately to the rear of the premises.

### Description

The property comprises a ground floor lock-up shop with ancillary staff and storage accommodation and offers the following accommodation:-

### Accommodation

Ground Floor – Net internal area Wc & whb	<b>22.29 sq m</b>	<b>(240 sq ft)</b>
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### Terms

The property is available by way of a new lease for a term of 10 years on a full repairing and insuring basis, subject to a rent review at 5 years.

### Rent

£14,000 per annum exclusive

### User

The property benefits from Class A1 (Retail) consent, although there is a restriction against use of the property for sale of food and drink – further details are available on request.

### Rating Assessment

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

Rateable value £10,500  
UBR – 49.1p (2023/2024)

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. Further details available from Cumberland Council [www.cumberland.gov.uk](http://www.cumberland.gov.uk)

### Energy Performance Certificate

126-E

### Legal Costs

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

### VAT

The property is not currently registered for VAT, but all prices, outgoings and rentals are exclusive of VAT which may become payable at the prevailing rate.

### Viewing

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



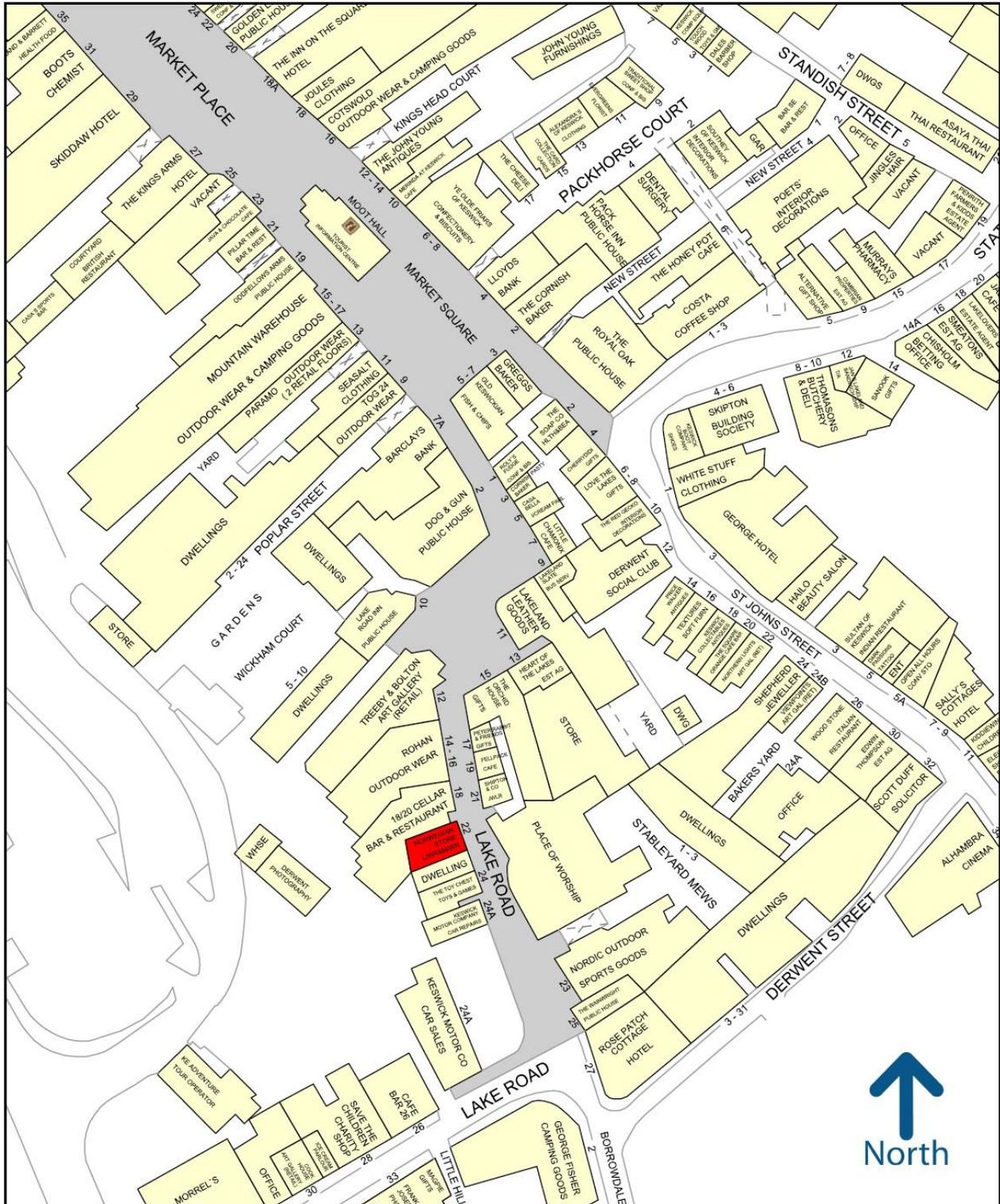
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Keswick

Peill & Co  
01539 888 000 www.peill.com



Plan for identification purposes only

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