

# Retail Premises To Let

Unit 12 Packhorse Court Shopping Centre  
Keswick  
CA12 5LS

Edwin  
Thompson



- Well Located Ground Floor Unit in Keswick Town Centre
- GF sales of 611sq ft

Rental - £9,000 per annum exclusive

Ref Y22A (11)

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# Edwin Thompson



## 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 corner position on Standish Street close to the Station Street junction and forming part of the Packhorse Court retail complex. Packhorse Court is one of the main retailing areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users. Station Street is directly to south east of the premises and there are a number of public car parks nearby.

## DESCRIPTION

The property provides a ground floor lock-up shop with ancillary 1st floor accommodation.

The premises have a glazed frontage with wooden frames/facade and a pitched slate roof. Internally the shop provides an open sales area with carpet floors, a mixture of slatwall panelling and painted plaster walls and a plaster ceiling with suspended spotlighting. There are stairs to a 1st floor storage area, kitchen point and dedicated WC facilities.

## ACCOMMODATION

We understand the premises provide the following approximate measurements:

Ground floor sales	56.73m <sup>2</sup>	(611sq ft)
Internal sales width/gross frontage	4.56m	(14.96 ft)
Sales depth	11.50m	(37.73 ft)
Ancillary Storage	20.31 m <sup>2</sup>	(219sq ft)

## SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of Packhorse Court.

## RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £8,500.

The current Uniform Business Rate is 47.1p in the pound for small businesses, which would equate to rates payable per annum of approximately £4,004 exclusive.

Prospective tenants 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 by way of a service charge for a number of years to be agreed and at a commencing rental of £9,000 per annum exclusive. The rent will be subject to 5 yearly upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

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

## 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 the Carlisle Office of Edwin Thompson LLP. Contact:

John Haley, j.haley@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Windermere

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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5. These particulars were prepared in May 2014