

Retail Premises To Let

Unit 14, 2 New Street,
Packhorse Court,
Keswick CA12 5BB

Edwin
Thompson



- Well Located Ground Floor Unit in Keswick Town Centre
- Ground Floor Sales of approximately 446 sq ft with return frontage

Rental - £8,000 per annum exclusive

Ref: Y22A (13)

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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 New Street and Standish Street within the Packhorse Court retail complex with access points from Station Street and Bell Close Car Park. 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 the south east of the premises and there are a number of public car parks within the close vicinity.

DESCRIPTION

The property provides an attractive ground floor lock-up shop within a popular pedestrianised area of Keswick town centre.

The premises have a glazed return frontage with wooden frames/façade and a pitched slate roof. Internally the shop provides an open sales area with carpet floors, and painted plaster walls and a suspended ceiling incorporating recessed fluorescent lighting. There is a kitchen point and dedicated WC facilities.

ACCOMMODATION

We understand the premises provide the following approximate measurements:

| | | |
|-------------------------------------|---------------------|-------------|
| Ground floor sales | 41.40m ² | (446 sq ft) |
| Internal sales width/gross frontage | 4.20m | (13.78 ft) |
| Sales depth | 9.83m | (32.25 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 £7,400.

The current Uniform Business Rate (2013/2014) is 47.1p in the pound, which would equate to rates payable per annum of approximately £3,485 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 £8,000 per annum exclusive.

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:

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www.edwin-thompson.co.uk



Regulated by RICS



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Carlisle
Galashiels
Keswick
Newcastle
Windermere

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