



## Bridge Cafe High Hill, Keswick, CA12 5NX

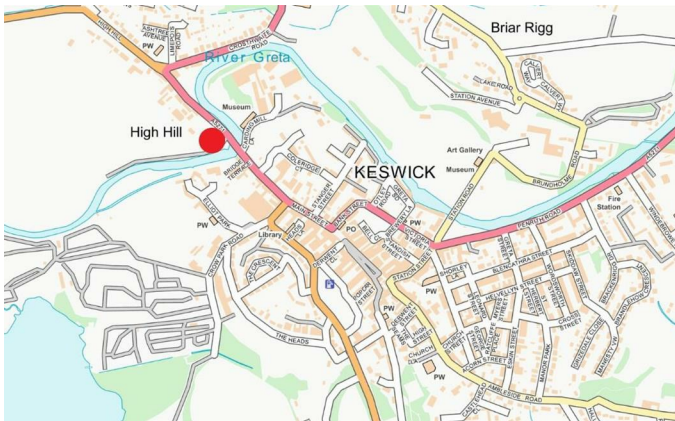
**£40,000 Per Annum**

\*\*\* LAKE DISTRICT LOCATION \*\*\*

\*\*\* NEXT DOOR TO NEW PREMIER INN HOTEL \*\*\*

\*\*\* DEDICATED CAR PARKING \*\*\*

## LOCATION



Keswick is one of the largest and main Lake District towns, drawing on visitors most of the year around. Whilst some of the Lake District towns are only bustling during summer months, Keswick's sectors tend to trade well most of the year.

The town benefits from good transport links via the A66 trunk road, linking it with Penrith to the east at Junction 40 or the M6 motorway, and the towns of Cockermouth and Workington to the west.

The subject property is positioned at the northern end of the town, slightly beyond the main shopping pitches, but lies immediately adjacent to the recently developed Premier Inn Hotel. In addition, various car parks are situated in close proximity as well as private retailers. This is a popular section of the town for visitors parking and exploring the surrounding fells, and the popular Keswick to Threlkeld walk.

The location of the subject property is shown on the attached plan overleaf.

## DESCRIPTION



The ground floor, which is available TO LET provides a self-contained commercial unit. The whole building comprises a

two-story detached property of traditional Lakeland stone construction, under a pitched slate roof. A self contained luxury residential apartment sits above and could be rented alongside the commercial aspect.

The ground floor was most recently fitted out and used as a cafe/restaurant premises, trading as The Bridge Cafe, and would be suitable for a continued or similar use as this. The accommodation has been fitted out to an excellent standard throughout, and is ready for a new tenant to walk into and start trading from. Alternatively, the accommodation could be used for:

- \* Salon Premises
- \* Convenience Store, Farm Shop or Delicatessen
- \* Bike Hire or Other Outdoor Adventure Sports Office
- \* Showroom
- \* Estate Agents of Holiday Accommodation Office

Externally there is car parking for approximately 14 vehicles to the front of the building. As well as a well-kept outdoor seating patio area to the front of the property. Access for bin storage is available to the side of the building.

## ACCOMMODATION



182.84 sq m (1,968 sq ft)

Ground floor usable floor area.

## SERVICES

We understand mains water, electricity (3-phase), gas and drainage are connected. Heating is provided by way of wall mounted panel radiators served from two combi boilers positioned within the kitchen area.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.



## RATEABLE VALUE

The ground floor commercial area has a current 2023 List Rateable Value of £25,500. Rates payable will be broadly £12,724 pa, currently. The National Non-Domestic Rate in the £ of the current 2023/2024 rate year is 49.9p.

## TERMS

The fully furnished ground floor of the property is available TO LET on a new lease for a term of years to be agreed at a rent of £40,000 per annum exclusive initially as an introductory rent for continued use as a cafe/restaurant. This is subject to a 4 year term and a stepped rental increase annually of £5,000 pa. Subject to covenant strength, a rental deposit is likely to be required against the lease and equipment.

Alternatively other uses would be let at a lower rental rate, subject to covenant strength, use and handover condition required.

A letting of the whole building including the luxury apartment would also be considered. Further details on this are available from the agent directly.

## COSTS

Each party will be responsible for their own legal and any professional costs incurred.

## VAT

We understand the property is not elected for VAT, and therefore VAT will not be payable on the rent.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds

smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

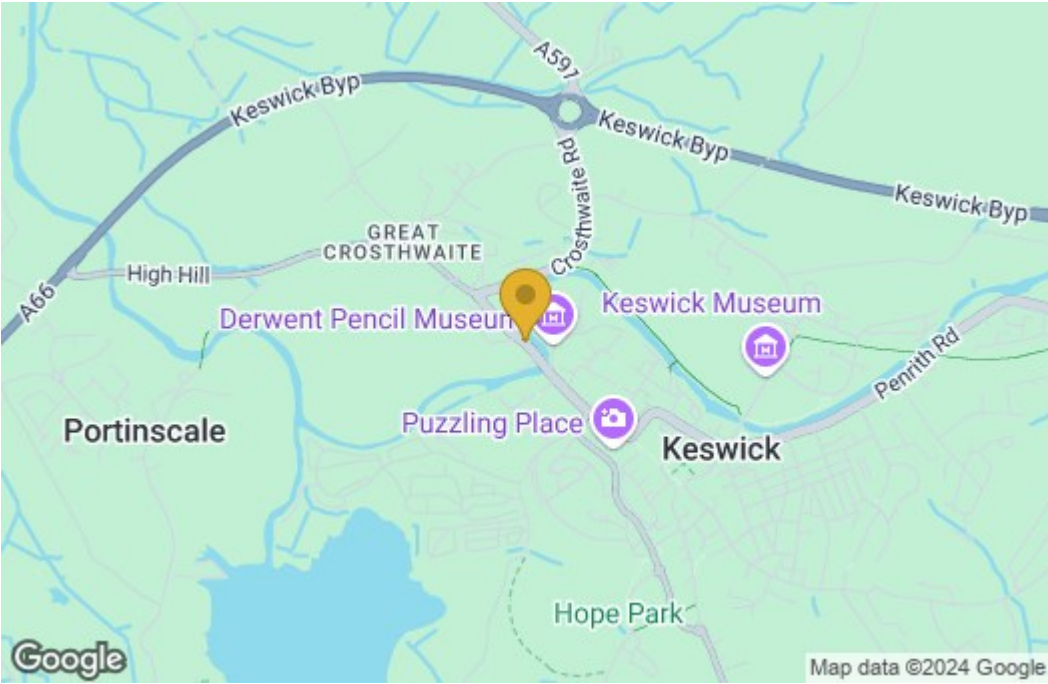
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

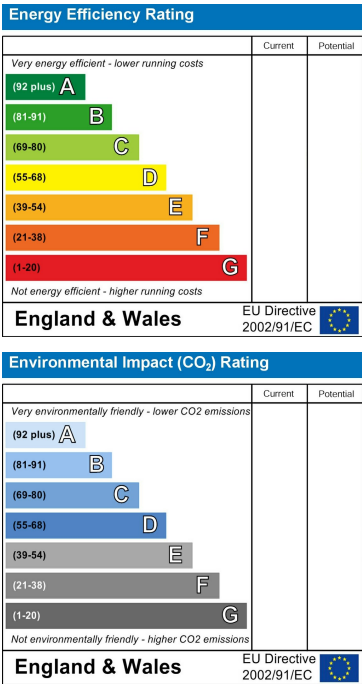
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.