

# TO LET Attractive Retail Premises

Unit 3 Packhorse Court  
Keswick  
Cumbria  
CA12 5JB

Edwin  
Thompson



- Well located ground floor retail unit within Keswick Town Centre
- Attractive Shop Frontage

To Let – £20,000 per annum exclusive

Ref: Y22

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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 is located within Packhorse Court retail complex, one of the main retailing areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users. The subject unit is situated within a terrace of 4 units and forms part of the courtyard which provides a throughfare from Market Square immediately to the west and Standish Street to the east. There are a number of car parks within the close vicinity.

Providing a link through from Standish Street to Market Square, Packhorse Court is a contemporary courtyard and other nearby occupiers include Mountain Warehouse, Barclays Bank, Greggs, Boots the Chemist and Joules Clothing.

The attached GOAD plan shows the location of the premises outlined red (for identification purposes only).

## DESCRIPTION

3 Packhorse Court provides a ground floor end-terrace retail shop within a popular pedestrianised area of Keswick town centre.

The premises have a part glazed and part rendered frontage, double doors and a pitched slate roof. Internally the shop provides an open sales area with an office and dedicated WC facilities to the rear.

## ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor 131.3 sq m (1,413 sq ft)



## LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £20,000 per annum exclusive.

## SERVICE CHARGE

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

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

## RATEABLE VALUE

The VOA website states that 3 Packhorse Court has a Rateable Value of £15,000 and is described as a shop & premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Allerdale Borough Council, telephone number 01900 702702.

## 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 Edwin Thompson LLP Contact:

Suzie Barron – [s.barron@edwin-thompson.co.uk](mailto:s.barron@edwin-thompson.co.uk)

Tel: 015394 48811

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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