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Edwin
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TO LET

Town Centre Offices in Keswick



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Windermere

Chartered Surveyors

LOCATION

The offices are situated in the central retail trading area of Keswick in a prime location, above Barclays Bank, with the principal rooms overlooking Market Square and in close proximity to the town's principal car park.

Keswick is the principal town of the northern Lake District and has the benefit of a large influx of visitors during an increasingly long tourist season. In recent years, Keswick has become well known as probably the principal 'outdoor' centre in the UK.

DESCRIPTION

The offices are located on the 1st floor of the imposing Bank building and have excellent access from the frontage of the building at the junction of Market Square and Lake Road.

The ground floor is occupied by the Bank and the first floor of the building is the offices, which can be let either separately, as below, or together to meet a specific occupier's requirements. Each of the offices is a single room with its own front door which leads onto the landing, off which are the shared WC facilities.

OFFICE 4 – at the rear of building

A single room extending to 14.81 sq. m. (159 sq. ft) looking towards the fells to the rear of the building.

Decorated including carpets, lighting, power and telephone points

Rent: £400 per calendar month including service charge but exclusive of business rates and utilities. VAT is not payable on the rent.

OFFICE 5 – top floor at the back of the building

Decorated including carpets, lighting, power and telephone points

Rent: £400.00 per calendar month including service charge but exclusive of business rates and utilities.

SERVICES

There are male and female toilet facilities located on the 1st floor.

RATES

There are currently no rates payable due to reliefs.

TERMS

The offices are available to let on a Licence for a minimum of 12 months. The occupier will be responsible for any Business Rates that become payable together with the usual utilities. There is a service charge to cover the cost of the communal facilities and services such as fire protection, cleaning of common parts, insurance and management fees included within the rental quoted. The occupier is liable to keep the premises in good condition and to return it at the end of the Licence in the same condition.

VIEWINGS

By arrangement with Edwin Thompson.