

TO LET - RETAIL PREMISES

16 Station Street
Keswick
Cumbria
CA12 5HF

Edwin
Thompson



- Ground floor retail premises
- Central Keswick location
- Approximately 45 sq.m

[Zoopla.co.uk](https://www.zoopla.co.uk)

[onTheMarket.com](https://www.onthemarket.com)



[rightmove.co.uk](https://www.rightmove.co.uk)
The UK's number one property website

£19,500 per annum /
£1625 per month net.

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LOCATION

16 Station Street is located in Keswick, a popular tourist town in the northern Lake District National Park, in the north west of England. Keswick offers a wide array of amenities such as restaurants, retail premises, cafes, a theatre, a museum and more, attracting a steady stream of tourists throughout the seasons.

The position of this property creates a significant footfall of Keswick shoppers.

DESCRIPTION

Double fronted, ground floor, retail unit in the popular Station Street where a good mix of other retailers include nationals Greggs, TG Jones, Costa Coffee, Cohens Chemists, Skipton BS as well as a local restaurant/ café, estate and holiday letting agents, gift shops, sandwich bar and more.

The property is all on the ground floor within a three storey building that has residential use above.

The wide double fronted shop narrows in the middle section where there is a kitchenette and a W.C, then widens to the rear into a room idea for many purposes. In this area there is a door to outside.

RENT

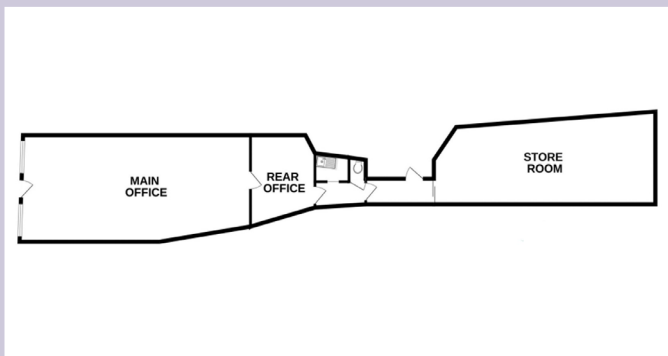
£19,500 per annum / £1625 per month net.

ACCOMMODATION

Retail area: 45 sq.m
Floor area ITZA - 41 sq.m

SERVICES

Connected to mains electricity, water and drainage.



LEASE TERMS

A new lease direct from the landlord on terms to be agreed is offered.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the property has a Rateable Value of £18,250 and is described as shop and premises.

EPC

A copy of the certificate will be available to download from the Edwin Thompson website or upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

The property is available to view by prior appointment with Edwin Thompson LLP

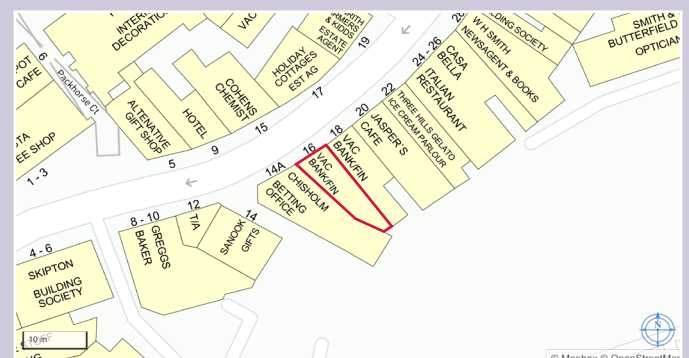
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