

TO LET



14 STATION STREET • KESWICK • CA12 5HP

CARIGIET  
COWEN

## Location

Keswick is one of the largest and main towns in the Lake District, drawing in visitors throughout the year. Whilst some of the Lake District towns are only bustling during the 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 of the M6 motorway, and the towns of Cockermouth and Workington to the west.

The subject property is approximately 100 yards from Main Street and Market Square in Keswick, which is the prime retail trading area and offers a good shopping destination where multiple national retailers can be found. In addition, there is a range of strong independent retailers, particularly selling outdoor wear clothing and various café/restaurant operators.

The subject property is positioned in a good trading position on Station Street. Nearby occupiers include Greggs, Costa, PFK Estate Agents, Jaspers, Barnardo's and WH Smith.

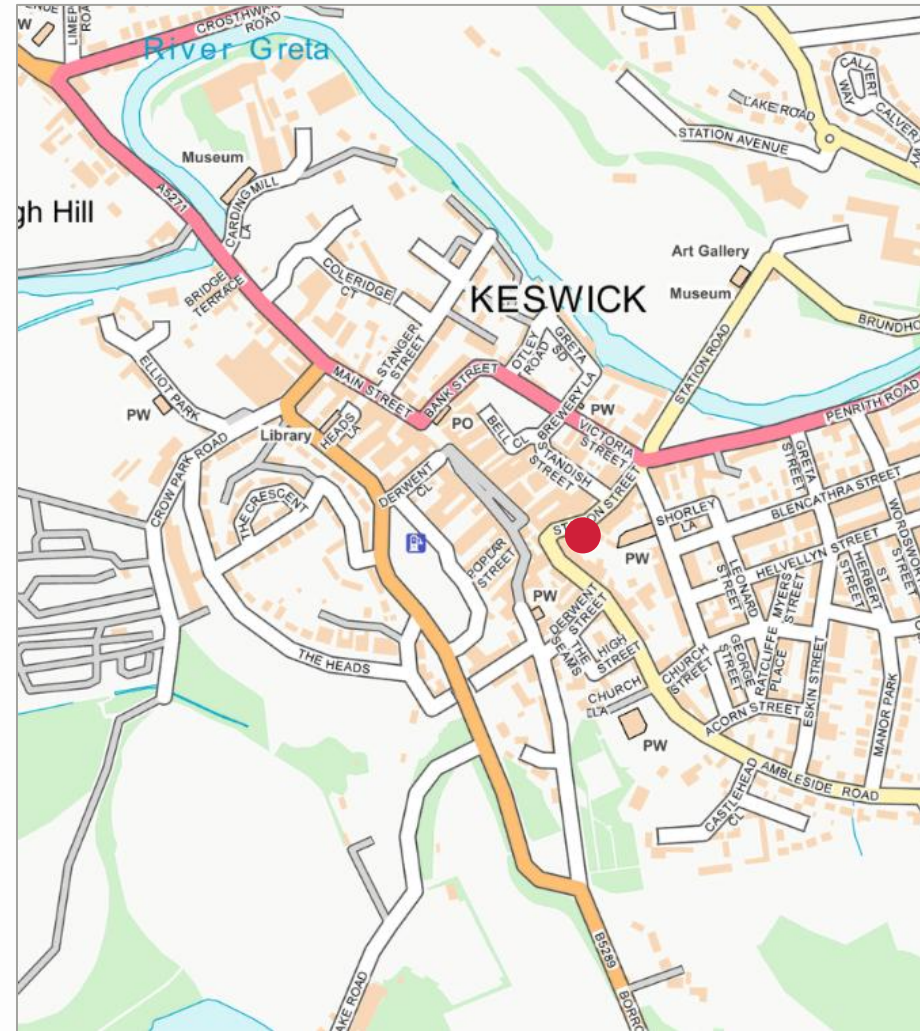
## Description

14 Station Street is an attractive end of terraced ground-floor unit that occupies a prominent corner position. The unit benefits from a double frontage to Station Street, as well as splay access entrance and return frontage windows.

The unit is currently let to Chisholm Bookmakers and remains largely fitted out for that use, but is no longer trading from the premises.

The ground-floor unit provides a good-sized, rectangular shaped, open-plan sales area with internal ramp and steps leading to the rear staff ancillary and storage areas, a kitchen, and a disabled WC.

The unit would be suitable for a variety of operators.



### Accommodation

14 Station Street provides the following useable floor area:

Description	Area Sq M	Area Sq Ft
Ground Floor Sales	95.60	1,029
Rear Ground Floor Areas	40.90	440
Disabled WC		
<b>Total</b>	<b>136.50</b>	<b>1,469</b>

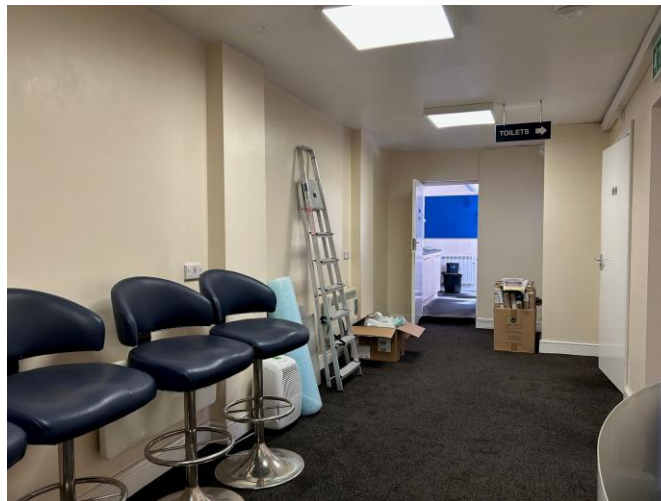
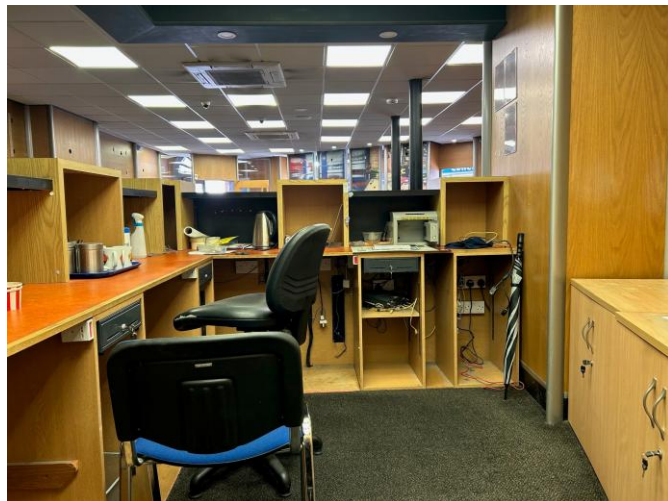
### Lease Terms

The unit is available on a new lease for a term of five years, or multiples thereof, at a rent of £30,000 per annum exclusive, on a Full Repairing and Insuring lease, subject to approval and agreement of the landlord.

### Services

The property is connected to mains water, drainage, and electricity. Heating and cooling climate control is provided to the shop areas, and wall-mounted convector panel heaters are provided to the rear staff areas.





### Business Rates

The Valuation Office Agency website describes the property as Shop and premises with a 2026 List Rateable Value of £28,500.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

### Energy Performance Certificate

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

### VAT

We understand VAT is payable on the rent.

### Costs

Both parties will bear their own legal and professional costs involved in the transaction.

### Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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