



TO LET/FOR SALE

68 Main Street, Keswick, Cumbria, CA12 5DX

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LOCATION

68 Main 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 property faces south west and enjoys significant footfall from Keswick shoppers on Main Street with a mixture of national retailer neighbours.

Description

Arranged on ground floor only, the property features a prominent double shopfront, plus a rear stock/staff room including a washbasin and WC. The shop has the benefit of a suspended ceiling, recessed fluorescent lighting, and an integrated fire alarm system (connected with the separate first floor flat). Prominently positioned in the busy town of Keswick, the principal tourist centre of the northern Lake District attracts huge numbers of visitors throughout the year and has attracted neighbouring national retailers Millets, Grape Tree, Fat face and GO Outdoors as well as a local bookshop, a themed café, restaurants, bike shop and galleries. The permitted use of the premises is Class E with a covenant prohibiting hot food takeaway.

SERVICES

Connected to mains electricity, water and drainage.

RENT

£22,500 per annum / £1,875 per month net. Alternatively, the long leasehold interest with vacant possession may also be available by separate negotiation.

ACCOMMODATION

Gross frontage 9.4m (27 ft)
Internal width 8.1 m (26 ft 7 in)
Shop depth 7.75 m (21 ft 9 in)
Ground floor sales area 49 sq m (529 sq ft)
Stock/staff accommodation 8 sq m (82 sq ft)

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 £18,750 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

Contact: Keith Mitchell, k.mitchell@edwin-thompson.co.uk
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