TO LET

1 Main Street

Keswick, Cumbria, CA12 5BA

PRIME RETAIL / COFFEE SHOP
IN LAKE DISTRICT

WALTON GOODLAND
t: 01228 514199
e: agency@waltongoodland.com
www.waltongoodland.com

100% prime location at top of Main Street in Keswick town centre

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KEY HIGHLIGHTS

- 100% prime location at top of Main Street
- Renowned holiday tourist destination in busy Lake District town
- Fully fitted out for coffee / cake / bake shop use
- Excellent condition ready to trade for similar use
- Other retail and food uses considered, subject to planning
- New lease available

WALTON GOODLAND

LOCATION

The subject property occupies a very prominent position fronting on to Main Street in the pedestrianised heart of the ever popular tourist market town of Keswick. Adjacent occupiers include Greggs, Cherrydidi, The Cornish Bakery, The Royal Oak, White Stuff and Kindred Spirits along with a strong mix of well known national outdoor adventure clothing and equipment retailers. The famous Old Keswickian adjoins the rear.

DESCRIPTION

The property comprises a two-storey end of terrace shop with return to Paraffin Alley. The shop front is fully glazed providing significant prominent display space and is currently fully fitted out as a takeaway coffee shop including display counters and fridges. Previously trading as Bruce & Lukes coffee and donuts, the building extends to first floor level providing additional sales/storage/ potential seating space with toilet facilities.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

Ground Floor

Sales:	324 sq ft (30 m2)
Shop width:	6.6 m
Shop depth:	5.23 m

First Floor

Sales/stores:	284 sq ft (26 m2)
Total:	**608 sq ft (56 m2)**

SERVICES

Mains electric, water and drainage are connected to the property. There is also a BT line for telephone and internet services

LEASE

The property is offered to let on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum, exclusive of Business Rates, Vat and all other outgoings.

PLANNING

The property falls within Use Class E and is therefore considered suitable for a range of commercial uses including retail, café, restaurant, professional services and offices etc. Other uses will also be considered subject to any necessary planning consents and approvals being obtained.

Interested parties should satisfy themselves that the property can be used for their proposed use by contacting the Lake District Planning Authority on *01539 724 555; planning@lakedistrict.gov.uk*

BUSINESS RATES

The Rateable Value is **£15,000** (from 1 April 2023).
The property qualifies for Small Business Rates Relief.

NOTE: There is current rate relief from Business Rates for retail and hospitality occupiers. In the year 1 April 2023 – 31 March 2024 this equates to 75% off your Business Rates bill.

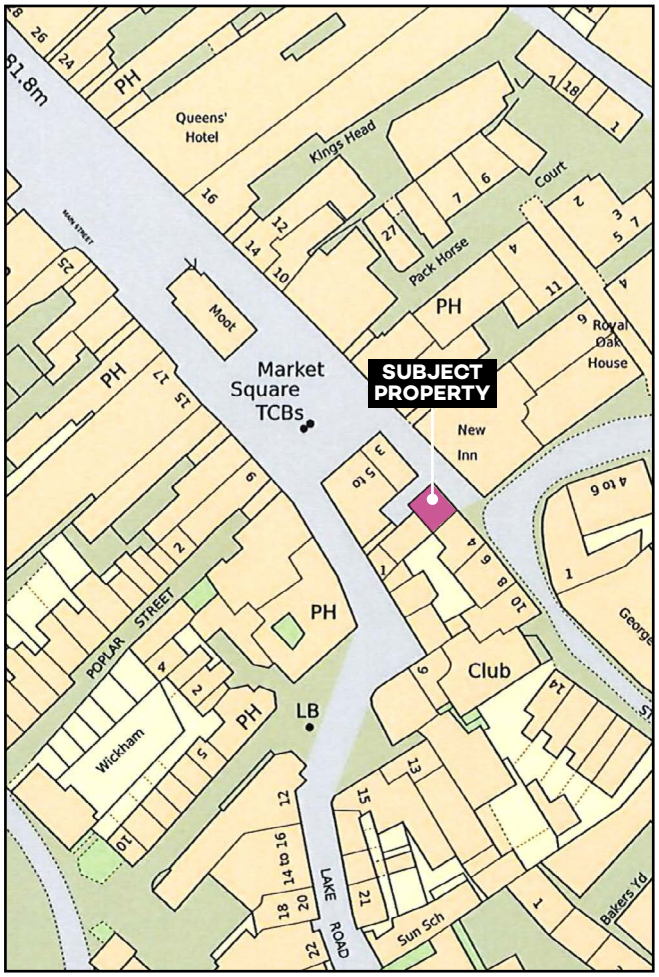
You may also be entitled to this on top of other rate relief. Please contact the new local authority for the area, Cumberland Council (as of 1 April 2023) on *www.cumberland.gov.uk*

VAT

Vat is not applicable.

EPC

The property benefits from an EPC Rating of E-104.



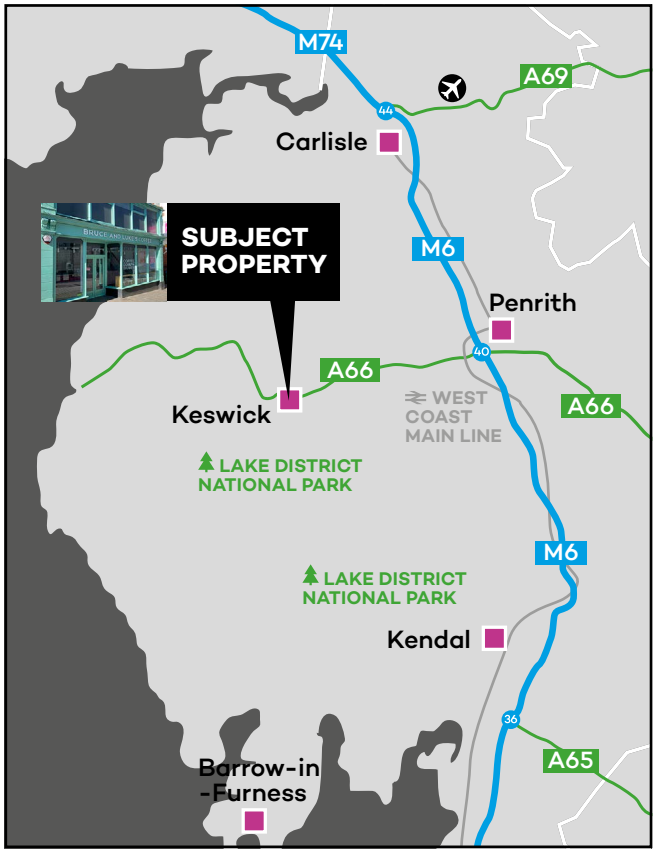
NOTE

Please note for the purposes of disclosure, in accordance with the Estate Agents Act 1979 (as amended), an employee of Walton Goodland has a beneficial interest in the ownership of this property.

VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell:

t: 07843 058 081
e: stephen@waltongoodland.com
Walton Goodland, 10 Lowther Street, Carlisle, CA3 8DA



Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract. All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

RICS