

Edwin
Thompson



TO LET
UNIT 8A MUSEUM SQUARE, KESWICK, CUMBRIA, CA12 5DZ

Self contained first floor accommodation within Museum Square
NIA – 213 sq m (2,289 sq ft)
Could lend itself to a number of alternative uses
Rent - £10,000 per annum

LOCATION

Keswick is a busy market and tourist town located at the head of Derwent Water in the northern Lake District National Park, approximately 15 miles west of Penrith, 18 miles north of Windermere and 33 miles south west of Carlisle.

The accommodation is located within Museum Square retail complex, one of the main retailing areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users and is situated on the first floor of the complex above the Grape Tree Food Shop.

The attached plan shows the location outlined red (for identification purposes only).

DESCRIPTION

Internally, the first floor is accessed via stairs directly off the Museum Square court which receives ample footfall, particularly in the holiday periods. The first floor is an expansive open space which offers flexibility for potential tenants. There is also kitchen and WC facilities to the rear of the floor plate.

Given the property is situated in a predominantly retail and leisure area, the first floor could certainly lend itself to either of these uses. However the property could also naturally lend itself as an office space or distribution use subject to obtaining the relevant consent from Cumberland Council. The accommodation is fully fitted.

SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

The accommodation provides the following approximate net internal measurements:

First Floor	213 sq m	(2,289sq ft)
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LEASE TERMS

The accommodation is being let subject to an internal repairing lease for a term to be agreed at a commencing rental of £10,000 per annum exclusive. The lease will be subject to a service charge.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

Prospective tenants should check the exact rates payable with Cumberland Council - 0303 123 1702

SERVICE CHARGES

Please enquire for more details on the service charge due on an annual basis. The service charge due in 2023 is in the region of £3,200.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be available upon request.

LEGAL COSTS

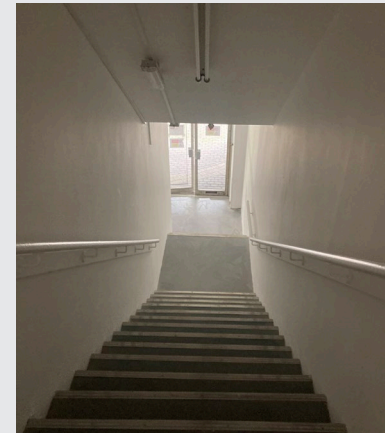
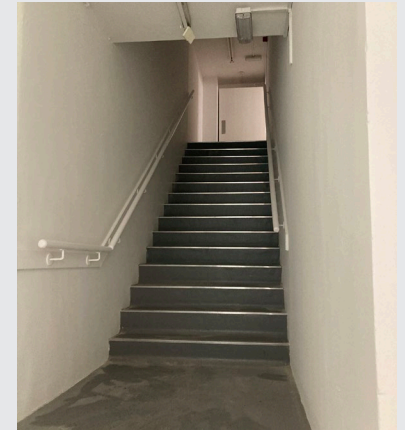
Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Keswick office of Edwin Thompson LLP. Contact:

Tel: 017687 72988

www.edwin-thompson.co.uk





Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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