

TO LET
Attractive Retail Premises

Unit 7 Packhorse Court
Keswick
Cumbria
CA12 5JB

**Edwin
Thompson**



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Thompson



- Well located ground floor retail unit within Keswick Town Centre
- Attractive Shop Frontage
- Ground Floor Sales of 68.42 sq m (736 sq ft)

Zoopa.co.uk

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rightmove

To Let – £13,950 per annum exclusive

Ref K3364501

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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 property is located within Packhorse Court retail complex, one of the main retailing areas within Keswick Town Centre and surrounding occupiers include a broad mix of retailers and leisure users. The subject unit is situated within a terrace of 4 units and forms part of the courtyard which provides a throughfare from Market Square immediately to the west and Standish Street to the east. There are a number of car parks within the vicinity.

Providing a link through from Standish Street to Market Square, Packhorse Court is a contemporary courtyard and other nearby occupiers include Mountain Warehouse, Barclays Bank, Greggs, Boots the Chemist and Joules Clothing.

DESCRIPTION

7 Packhorse Court provides a ground floor mid-terrace retail shop within a popular pedestrianised area of Keswick town centre.

The premises has a part glazed / part Lakeland stone frontage, single access door and a pitched slate roof. Internally the shop provides an open sales area with laminated floors, a mixture of slatwall panelling and decorated walls and ceiling with recessed spot lighting.

ACCOMMODATION

It is understood that the premises provides the following approximate measurements:

| | | |
|-------------------------|------------|-------------|
| Ground Floor Sales | 68.42 sq m | (736 sq ft) |
| Total Net Internal Area | 74.72 sq m | (804 sq ft) |

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £13,950 per annum exclusive.

The rent will be subject to 5 yearly upward only rent reviews.

All enquiries to sole agents Edwin Thompson.



VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

RATEABLE VALUE

The VOA website states that 7 Packhorse Court has a Rateable Value of £10,750 and is described as a shop & premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Cumberland Council, telephone number 0300 373 3730.

LEGAL COSTS

Each party 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 Edwin Thompson LLP Contact:

Keith Mitchell – k.mitchell@edwin-thompson.co.uk

Tel: 017687 72988

www.edwin-thompson.co.uk



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