

**MIXED RETAIL/ RESIDENTIAL INVESTMENT  
FOR SALE – CENTRAL KESWICK**

Edwin  
Thompson



**24A – 24B ST JOHN'S STREET, KESWICK**  
**GUIDE PRICE – £750,000**

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# 24a – 24b St John’s Street, KESWICK, Cumbria, CA12 5AS

## MIXED RETAIL/ RESIDENTIAL INVESTMENT FOR SALE – CENTRAL KESWICK

Rare investment opportunity to purchase one of  
Keswick’s traditional properties as an investment.

- Fully let mixed use investment
- Passing rent £43,844 per annum exclusive
- Good secondary retail pitch
- 2 x retail + 4 x residential flats
- No local occupancy restrictions

### LOCATION

The property is located in central Keswick, fronting St John’s Street, which is a busy, one-way street of mixed retail, offices, leisure and residential. No. 24 is close to the junction with Main Street and Market Square, the prime retail area. Keswick is a thriving market town in the northern region of the Lake District National Park. The Town lies around 17 miles to the west of Penrith and 28 miles South West of Carlisle and is a bustling tourist destination with a seasonally fluctuating population.



Keswick is one of the ‘honey-pot’ towns of the Lake District and is busy throughout the year during an increasingly long season and has an excellent range of local, regional and national occupiers including most of the big names in outdoor retail; Cotswold, Blacks, Mountain Warehouse, Trespass and the renowned outdoor clothing specialist George Fisher together with a host of local traders, restaurants, tearooms in addition to a thriving open air Market in the Square.  
The retail vacancy rate in Keswick is less than 1%.

### DESCRIPTION

The building is of traditional architecture and stone and slate construction and arranged over three floors. The ground floor comprises two lock-up retail units with two flats on each of the first and second floors.  
The entrance to the flats is separate and between the two shop frontages into a shared staircase and communal hallway. Three of the flats have an open plan living area, with flat 3 having a separate sitting room and kitchen. Each has 1 bedroom and a bathroom/ shower room. The flats are moments away from the town centre and its range of leisure facilities.



### ACCOMMODATION

**24a St John’s Street**  
Café and premises trading as Chinty’s Café .....11m x 3.6m  
WC with wash hand basin  
Gross Internal Area ..... 41 sq.m / 441 sq.ft

**24b St John’s Street**  
Retail, trading as Viewpoints (Gallery) ..... 3.5m x 10.7m  
WC with wash hand basin  
Gross Internal Area .....39 sq.m / 420 sq.ft

**Flat 1, Second floor** ..... 40 sq.m / 430 sq.ft  
Open Plan Living Area  
Bedroom  
Shower Room

**Flat 2, Top floor**..... 40 sq.m / 430 sq.ft  
Open Plan Living Area  
Bedroom  
Shower Room



**Flat 3, First floor** ..... 43 sq.m / 463 sq.ft

Sitting Room  
Kitchen  
Bedroom  
Bathroom

**Flat 4, First floor**..... 43 sq.m / 463 sq.ft

Open Plan Living Area  
Bedroom  
Bathroom

#### TENURE

The property is held on a single freehold title, number CU247661.

#### PRICE

Guide price £750,000 (Seven Hundred and Fifty Thousand pounds).



#### TENANCIES

##### 1. 24a St John's Street

Trading as Chinty's for 6 years from 16<sup>th</sup> January 2020 at current annual rent of £11,000. Existing lease end date/ rent review 16<sup>th</sup> January 2026.

##### 2. 24b St John's Street

Trading as Viewpoints Gallery since 2009 at current rent of £8,400 per annum. Existing lease end date/ rent review 16<sup>th</sup> June 2025.

Flats 1 to 4 fully occupied on ASTs

Total rent from residential = £24,444 per annum

Total rent from commercial = £19,400 per annum

**Combined Total Rents = £43,844 per annum**

#### SERVICES

All mains services are connected/available to the property.

#### VALUATION LIST 2023 RATEABLE VALUES

24a St John's Street - £9,100

24b St John's Street - £9,000

Flats 1 & 3 have been assessed for council tax in Band A.

Flats 2 & 4 have been assessed for council tax in Band B.



#### EPC

Energy performance certificates are available to download.

#### COSTS

Each party will bear their own costs incurred in the transaction.

#### VAT

VAT is not applicable.

#### VIEWINGS

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

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# Edwin Thompson



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