

TO LET
High Street Retail Premises
Unit 3 Museum Square
Keswick, CA12 5DZ

**Edwin
Thompson**



TO LET – COMMENCING RENT £13,500

LOCATION

The popular Museum Square Shopping Centre is a short distance from the central retail district of Keswick between Main Street and Heads Road. Unit 3 is situated within the Centre facing the main walkway that leads to and from Main Street. Main Street is the main thoroughfare that runs through the centre of the town, and the entrance to the shopping centre is some 20 metres from the lower reaches of the pedestrianised central retail area of the Town. This is a good retail position with consistent footfall resulting from the nearby municipal car park and a Booths supermarket a few minutes' walk away. Keswick is a very busy tourist town in the northern region of the Lake District National Park. With a resident population of circa 5,000 that increases exponentially during the holiday season, the town is attracting more and more visitors out of season and there is an excellent range of local, regional and national occupiers represented within.

DESCRIPTION

The property is an internal ground floor retail unit within the popular Museum Square shopping centre. It offers well-proportioned, return frontage retail space with a stockroom/staff mess, and direct rear access for deliveries through a rear corridor. The retail area is relatively large in a Keswick context, with a rectangular footprint. Ancillary areas include an office/storeroom and WC facilities. It is one of the best trading positions in the Centre.

SERVICES

The property benefits from mains electricity, water, gas heating and is connected to the mains drainage and sewerage system.

ACCOMMODATION

The premises provides the following approximate net internal measurements:

First Floor	70 sq m	(754 sq ft)
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LEASE TERMS

The property is available by way of a new Internal Repairing and Insuring lease for a term to be agreed and at a commencing rent of £13,500.00 per annum. The lease will incorporate periodic rent reviews. Other terms are subject to agreement.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £10,250.00. Prospective tenants are reminded to check the exact rates payable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is 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.

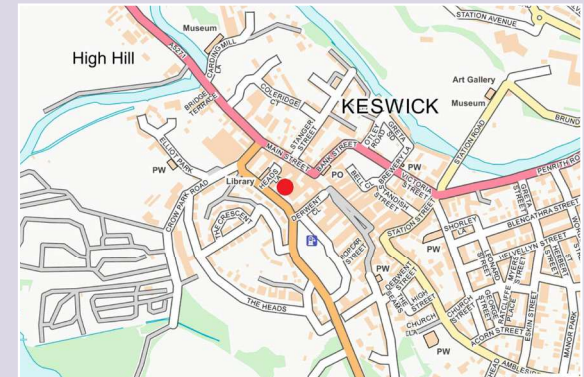
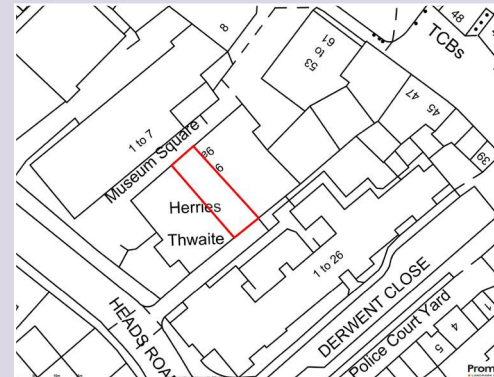
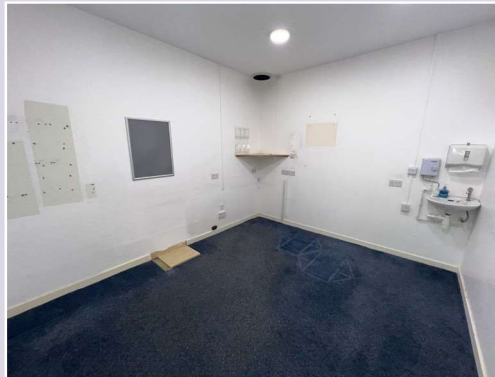
VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP on 01228 548385.

Contact:

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