

TO LET/FOR SALE

HOP

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CARIGIET  
OWEN

GROUND FLOOR  
3 TITHEBARN STREET • KESWICK • CA12 5ED

**LOCATED IN A POPULAR LAKE DISTRICT TOWN**

- \* SMALL BUSINESS RATES RELIEF \*
- \* STRONG FOOTFALL ALL YEAR ROUND \*
- \* DEDICATED CAR PARKING \*

**Location**

Keswick is one of the largest and main towns in the Lake District, drawing in visitors throughout the year. Whilst some of the Lake District towns are only bustling during the summer months, Keswick's sectors tend to trade well most of the year.

The town benefits from good transport links via the A66 trunk road, linking it with Penrith to the east at Junction 40 of the M6 motorway, and the towns of Cockermouth and Workington to the west. The subject property is approximately 200 yards from the Market Square in Keswick, which is the prime retail trading area and offers a good shopping destination where multiple national retailers can be found. In addition, there is a range of strong independent retailers, particularly selling outdoor wear clothing and various café/restaurant operators.

The subject property is positioned on Tithebarn Street. Nearby occupiers include Booths supermarket, the town's bus station, the popular Luchinis ice cream shop, Whinlatter Bikes and the recently opened The Sandbox Café. This area of the town is popular for visitors parking and exploring the surrounding fells and the popular Keswick Pencil Museum.

**Description**

The ground-floor unit is self-contained and arranged in a rectangular layout, featuring an extensive glazed frontage. Internally, the accommodation is finished to a high standard and comprises an open-plan sales area with subdivided rooms to the rear, providing an office, kitchen/breakout area, and WC. A rear door offers secondary access directly to the car parking area.

The unit would lend itself to various commercial uses, subject to planning. The upstairs is not included within the demise. This is a separately owned residential premises.





### Lease Terms

The property is available **TO LET** on a new lease for a term to be agreed at a reduced rent of **£25,000 per annum exclusive**.

### Sale Price

The freehold property is **FOR SALE** with vacant possession. Offers in excess of **£300,000** are invited.

### Accommodation

Description	Area Sq M	Area Sq Ft
Net Internal Area	82.41	887
WC		
Car Parking Space		



## Services

We understand mains water, electricity, and drainage are connected to the property. Heating is provided by way of electronic heaters.

## Business Rates

The Valuation Office Agency website describes the property as Shop and Premises with a 2026 List Rateable Value of £12,750. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 38.2p in the £.

**\* SMALL BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS \***

## Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (52).

## VAT

We understand VAT is not payable on the rent/ purchase price.

## Costs

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting that is agreed.

## Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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