

FOR SALE



SKIDDAW SERVICE STATION
BASSENTHWAITE • KESWICK • CA12 4QH

CARIGIET
COWEN

Location

The county of Cumbria is in the north-west of England and benefits from a coastline to the west and the UNESCO World Heritage Site of the Lake District National Park around the centre.

Bassenthwaite is a picturesque village close to the northern fells and Skiddaw and is positioned between the A595 trunk road linking Carlisle with west cumbria, and Keswick which 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. For this reason, traffic numbers along the road are high and daily passing vehicles are regular.

Skiddaw Service Station is a prominently positioned roadside site on the A591, which is the primary road linking the A595 with Keswick. The position sits immediately opposite Traffords Caravan Site. The location and site area is shown on the plans adjacent and overleaf.

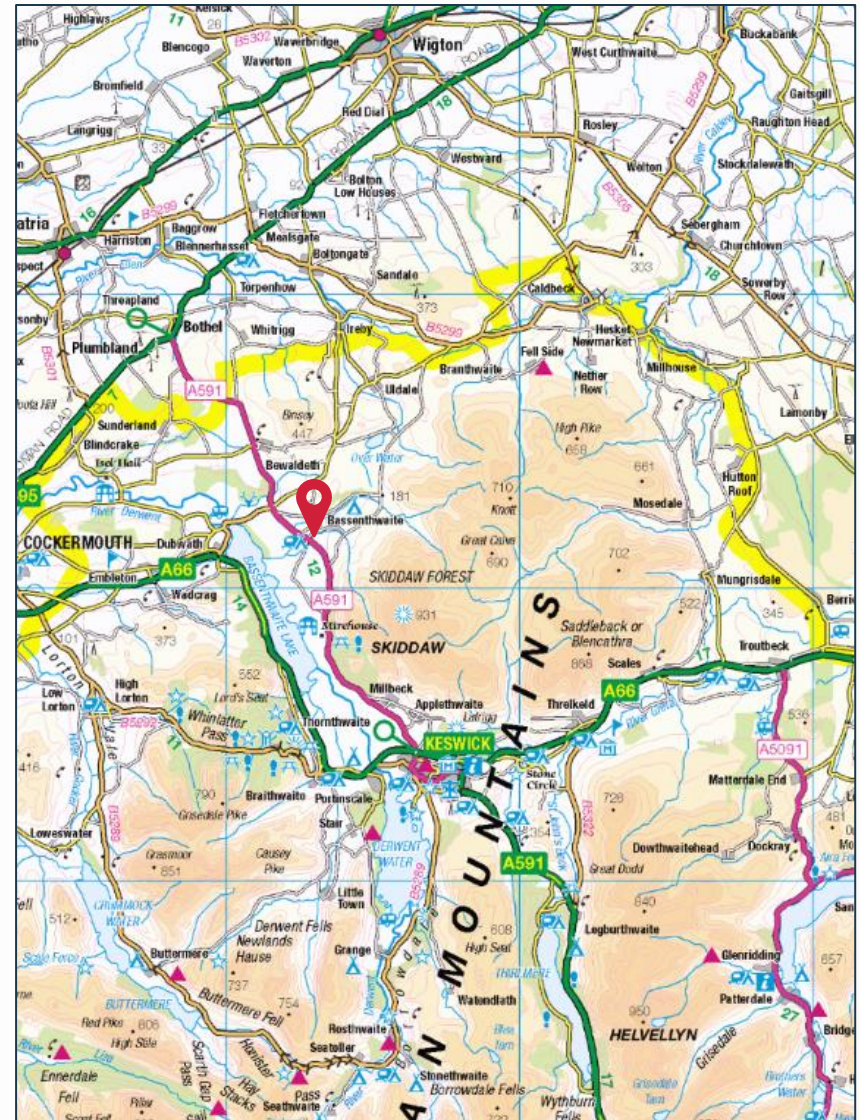
Description

Skiddaw Service Station is currently an operational vehicle garage and repair workshop set on a rectangular shaped 0.27 acre site with dual access points from the A591. The owner is RAC approved garage accredited and has owned and ran the garage for over 15 years.

The large workshop built on the site is a two-storey building of steel portal frame construction with stone block infill walls construction, featuring a number of pitched felted roofs and expansive glass frontages and access doors along the front elevations.

Internally, the workshop comprises a largely open-plan, single-storey space with an internal ceiling height of approximately 3.15 metres. Some internal offices have been created to the left side. Internally, there is access to a small first floor, which provides a studio room for staff accommodation.

Externally, the building benefits from a generous forecourt parking area to the front and full perimeter access including additional parking to the rear left corner.



Accommodation

Skiddaw Service Station provides the following Gross Internal Floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	249.84	2,689
First Floor	24.67	266
Total	274.51	2,955

Approximate Site Area: 0.27 ac 0.11 ha

Sale Terms

This is a rare and niche opportunity to acquire a prominent roadside site within the Lake District National Park for continued use or alternative uses, subject to planning.

The freehold interest with vacant possession is available on a **FOR SALE** basis and offers in the region of **£795,000** are invited.

Services

The property is connected to mains water, drainage, electricity (3 phase).

Planning & Redevelopment

We understand the property currently holds planning permission under Use Class B2 for it's current operational use.

Interested parties looking at the site for alternative uses or redevelopment to residential, should contact the local planning department and seek professional planning guidance and advise, to determine what could be permitted. A static caravan has been positioned on the site for many years. In addition, the owner has explored residential planning and a new forecourt canopy previously and planning reference number 7/10/2321 is applicable in this regard.



Business Rates

The Valuation Office Agency website describes the property as Garage and Premises with a 2026 List Rateable Value of £10,250.

The Small Business National Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

***** 100% BUSINESS RATES RELIEF ATTAINABLE *****

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.







Virtual Tour

[Skiddaw Service Station, Bassenthwaite, Keswick](#)

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement only.

For further information, please contact:

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