

TO LET

High Street office suite/therapist
consulting rooms

13 BANK STREET
KESWICK
CA12 5JY

Edwin
Thompson



The property is a mid-terraced quasi-retail unit fronting a busy thoroughfare a short distance from the pedestrianised Town centre.



Rental: £15,500 per annum exclusive

Ref:

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DESCRIPTION

The property is a mid-terraced quasi-retail unit fronting a busy thoroughfare a short distance from the pedestrianised Town centre. No. 13 is near the centre of a parade of 9 shops and offers well-proportioned space, formerly a doctor's surgery, that is offered for use as offices, consulting rooms or similar. The internal arrangement provides three principal offices/consulting rooms together with a WC. The premises are ready for immediate occupation.

LOCATION

Bank Street is the main thoroughfare into the Town from the west and is a few metres from the lower reaches of the central pedestrianised retail area of Main Street. This is a secondary retail parade and the property will be the only premises offered in this use in the parade, the remainder being more conventional retail uses. There is a municipal car park opposite, behind the Wetherspoon pub, and a Booths supermarket 4 mins walk away. Keswick is a very busy tourist town in the north of the Lake District National Park with a resident population of 5,000 that increases exponentially to several times that at the height of 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.

FLOOR AREA

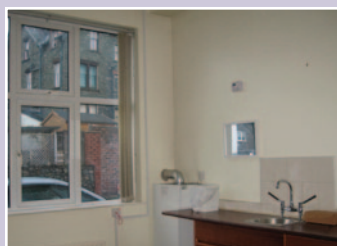
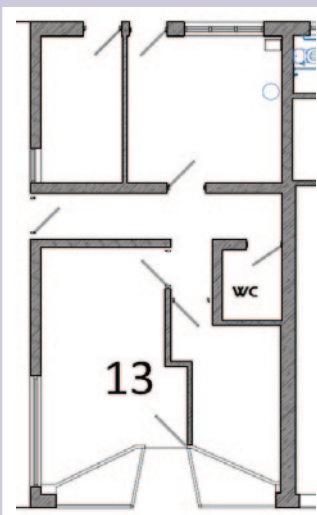
There is a side-door entrance to a ramped internal corridor to the four rooms:

Front room - 13.6 sq. m - with window display and front-door entrance from the street;

Front internal room [10.0 sq. m] with window display;

Rear room [19.0 sq. m] with back-door exit to back-yard (with one parking-space);

Toilet [2.6 sq. m] (all rooms are fitted with wash-basins).



Net Internal Area: 45.2 sq.m

Gross Internal Area 62.1 sq.m

SERVICES

Main water, drainage gas and electricity are connected. There is gas fired central heating together with power and lighting to all areas.

TERMS

The property is available on a leasehold basis only. The premises are offered on a new lease on effective full repairing and insuring terms for a minimum term of over 7 years. The lease will be subject to periodic reviews of the rent. The quoting rent is £15,500 per annum exclusive, payable monthly in advance.

INSURANCE

The landlord will insure the building with the tenant to reimburse the landlord.

RATING ASSESSMENT

The property is currently assessed jointly with the adjoining property. A separate assessment is pending.

VAT

The property has not been registered for VAT.

Viewing Arrangements

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