

To Let on New Lease

25 Crescent Road
Windermere
LA23 1BJ



100% prime retail/office to let on new lease.

Windermere is situated in south Cumbria within the Lake District National Park approximately 8 miles from Kendal and 14 miles from access to the M6 motorway at junctions 36 or 37. Bowness and Windermere have a combined resident population of approximately 10,000 and area is one of the busiest tourist centres within the Lake District receiving large numbers of visitors throughout the year.

Location

The property is situated in a 100% prime retailing location close to Boots, Greggs, The Post Office, The Co-op Supermarket and many well established independent retailers. Crescent Road has recently benefitted from significant enhancement works and limited on street parking is available in the vicinity.

Description

The property comprises a split level ground floor lock up shop with office A2 consent together with a storage facility to the rear accessed externally.

Accommodation

Internal width	14'6" (max)	
Front sales depth	14' 8"	
Net sales area	330 sq ft	30.6 sq m
Sales area is subject to a change in level of 3 steps.		
Rear storage room	122 sq ft	11.3 sq m

With wc, whb and hot water heater accessed from the rear.

Lease

The property is to let on new internal repairing lease for a term of 6 years subject to an upward only rent review at the end of year 3 at a commencing rental of £7,500 p.a. exclusive of rates and VAT payable quarterly in advance. The lease is to be contracted out of the 1954 Landlord and Tenant Act.

Rateable Value

To be re-assessed.

EPC

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT and VAT is not therefore chargeable on the rental.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

