

**Due to re-location to larger premises**

**For Sale**

**3 Windermere Bank  
Lake Road  
Bowness on Windermere  
LA23 2JJ**



**Rare Freehold Opportunity with Vacant Possession**

Bowness on Windermere is situated in South Cumbria being within the Lake District National Park, 8 miles from Kendal and 14 miles from access to the M6 motorway at junction 36 and 37. Along with Windermere, Bowness has a resident population of approximately 10,000 and is one of the busiest tourist locations within the Lake District receiving large numbers of visitors throughout the year.

**Location**

The property is situated in a prominent main road location fronting Lake Road which carries a high volume of vehicular traffic between Windermere and Bowness and is close to many other well established independent retailers.

**Description**

The property comprises a mid terraced shop property arranged on lower ground and ground floors currently being used as a hairdressing salon but equally suitable to any A1 retail use or A2 office use subject to the necessary planning consent. The property has the added attraction of forecourt car parking directly off Lake Road.

**Accommodation**

The property has the following approximate areas and dimensions:-

Internal width	15' 7"	4.75 m
Rear	13' 5"	4.1 m

Ground floor

Sales	476 sq ft	44.2 sq m
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Lower ground floor

Various rooms totalling	763 sq ft	70.9 sq m
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**Rateable Assessment**

Proposed 2010 assessment	
Rateable Value £7,000	UBR 41.4p

**Tenure**

Freehold with vacant possession. The freehold includes ownership of the upper parts subject to a long leasehold interest at nil rent.

**Price**

£215,000.

**EPC**

This has been commissioned and will be made available to potential tenants.

**Legal Costs**

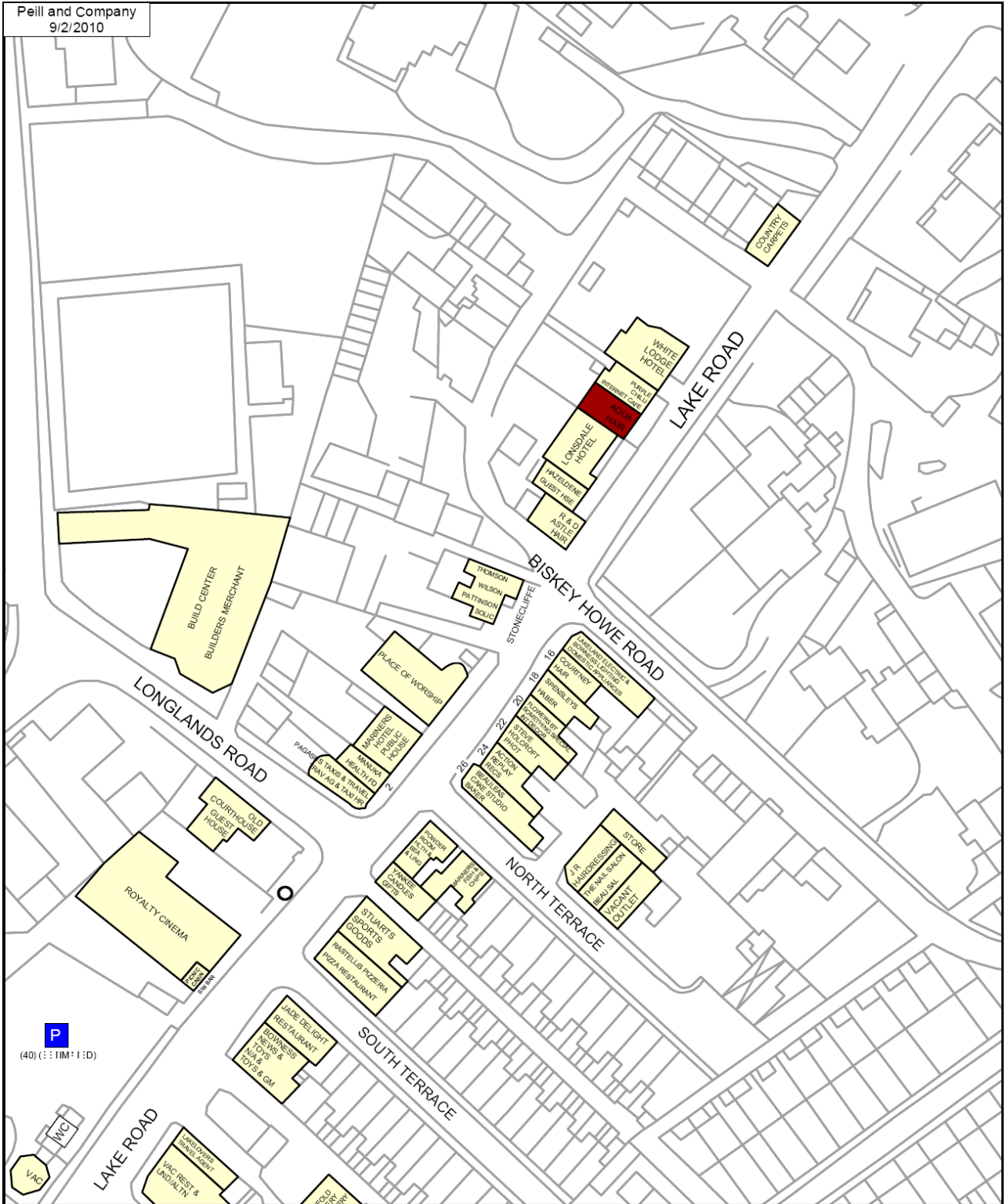
Each party to be responsible for the payment of their own legal fees.

**VAT**

The property has not been registered for VAT.

**Viewing**

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)



50 metres