

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 |
|-------|-----------|-----------|

Lower ground floor

| | | |
|-------------------------|-----------|-----------|
| Various rooms totalling | 763 sq ft | 70.9 sq m |
|-------------------------|-----------|-----------|

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

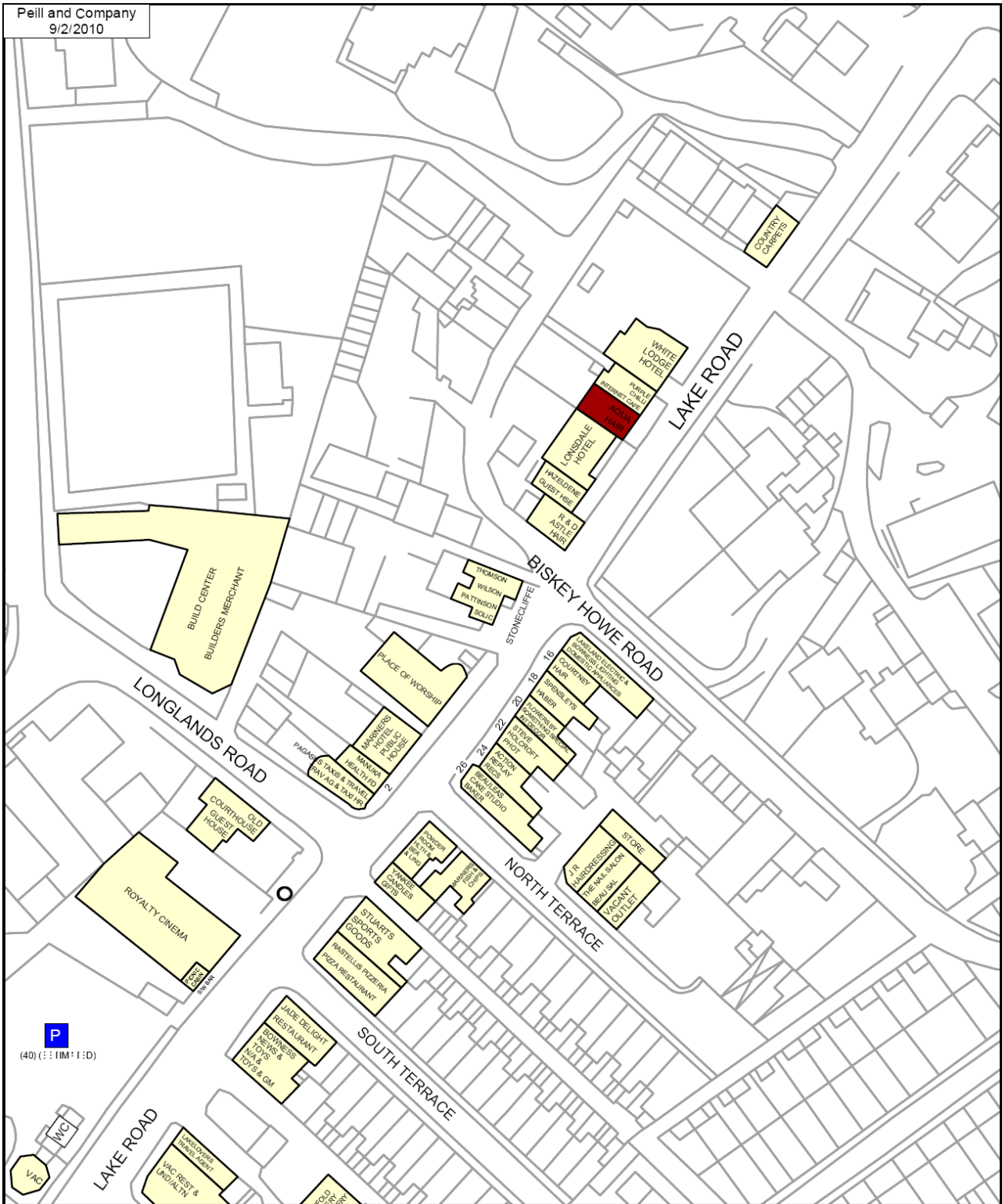
Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT.

Viewing

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



50 metres