

To Let

1st and 2nd Floors
Barclays Bank Chambers
Queens Square
Bowness on Windermere
LA23 3BY



Good Quality Central Offices With
Flat Above Galerie D'Art

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. long 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 offices which are self contained occupy the whole of the first and second floor premises above Galerie D'Art in the very centre of Bowness on Windermere and incorporates a flat on the second floor. The property overlooks the roundabout at the bottom of Crag Brow at the junction of Rayrigg Road, ash Street, Crag Brow and Queens Square.

Description

The offices provide good quality self contained offices and flat at first and second floor levels of a traditional style incorporating toilet facilities together with a newly modernised kitchen.

Accommodation

Ground Floor - Entrance

First Floor

Office No 1	238 sq ft
Office No 2	171 sq ft
Meeting room	175 sq ft
Bathroom	
Total	584 sq ft

Second Floor

Office/bedroom No 1	264 sq ft
Office/bedroom/store No 2	177 sq ft
Kitchen	90 sq ft
Storeroom	34 sq ft
Total	670 sq ft

Grand Total **1,254 sq ft**

Services

Mains drainage, mains water, mains electricity.

Terms

Rent £6,000 p.a.

Lease

Multiples of 3 years.

Legal Costs

The incoming tenant to be responsible for the landlords legal fees up to a maximum of £350 plus VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Andrew
 Peill dealing (andrew@peill.com)