

## To Let on New Lease

**Former Scruples Shop**  
**College Road**  
**Windermere**  
**LA23 1BX**



**Ground floor shop suitable as showroom or office with the benefit of 3 car parking spaces.**

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 prominent trading position in the centre of Windermere on College Road but visible from Ellerthwaite Square and New Road.

### Description

The property comprises an attractive detached traditionally built property featuring Lakeland stone elevations under a pitched and slated roof with the

benefit of 2 parking spaces to the side and 1 to the rear.

### Accommodation

The property has the following approximate areas and dimensions:-

Internal width	17'6"	5.3m
Shop depth	30'0"	9.1m
Ground floor sales	500 sq ft	46.5 sq m
Inc. wc and kitchen area		
Outside		
3 car parking spaces.		

### Lease

The property is to let on a new 6 year full repairing and insuring lease at a commencing rental of £9,750 p.a. exclusive of rates and VAT payable quarterly in advance subject to an upward only rent review at the end of year 3.

### Rateable Value

Rateable Value £5,800 UBR 41.4p  
 Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

### 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.

### Viewing

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

Peill and Company  
16/3/2011

