

To Let on New Lease

**Former Shepherd's Unit
Glebe Road
Bowness on Windermere
LA23 3HE**



**Prime Tourist Retailing Opportunity
2009 Summer Season. Former
Shepherd's Unit adjacent to Pitlochry
Knitwear.**

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 prime tourist retailing area on the shores of Lake Windermere adjacent to Pitlochry Knitwear and benefits from high pedestrian flow particularly during the holiday periods and summer months.

Description

The property comprises a large ground floor retail area with the unusual feature of overlooking the covered wet dock area adjacent to the rear side elevation.

Accommodation

The property has the following approximate areas:-

Main sales area	2,125 sq ft	(200 sq m)
Additional sales area	3,618 sq ft	(336 sq m)
	1,000 sq ft	(93 sq m)

Terms

Our clients are seeking to let the premises on a 6 months licence giving the opportunity for the licensees to benefit from the summer season with no long term commitment.

Licence Fee

£20,000 for the 6 month period payable in advance exclusive of rates.

Rateable Value

To be advised.

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)