

## 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)