

Lake View Offices

To Let

Glebe Road
Bowness on Windermere
LA23 3HE



Small office suite with views over Lake Windermere with the option of a jetty space by separate negotiation if required.

Location

The property commands an enviable position overlooking Lake Windermere on the Glebe above the Lake District Boat Club.

Description

The accommodation comprises a 2 room interconnecting office suite at first floor with extensive views over Lake Windermere comprising the following approximate areas and dimensions:-

Accommodation

Table with 3 columns: Room No, sq ft, sq m. Includes Room N° 1 (160 sq ft, 14.86 sq m), Room N° 2 (102 sq ft, 9.49 sq m), and Total net internal area (262 sq ft, 24.35 sq m).

Room N° 1 has views over Lake Windermere with Room N° 2 having the benefit of fitted kitchen units plus a wc and shower.

Lease

The property is to let on a new internal repairing and insuring lease for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of £4,750 p.a. exclusive of rates and VAT payable quarterly in advance which is inclusive of gas fired central heating.

Rateable Value

Rateable Value £2,275
UBR 43.3p

EPC



Legal Costs

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

VAT

The property has not been registered for VAT at the present time.

Viewing

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