

## 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

Room N <sup>o</sup> 1	160 sq ft	14.86 sq m
Room N <sup>o</sup> 2	102 sq ft	9.49 sq m
<b>Total net internal area</b>	<b>262 sq ft</b>	<b>24.35 sq m</b>

Room N<sup>o</sup> 1 has views over Lake Windermere with Room N<sup>o</sup> 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.