

### To Let on New Leases

**Units 56, 57-58, 59 and 61  
Quarry Rigg Shopping Centre  
Bowness on Windermere  
Cumbria  
LA23 3DU**



### Prime Tourist Retailing Opportunities

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.

#### Location

The Quarry Rigg Shopping Centre is situated on Lake Road in the centre of Bowness and close to major multiples such as Lakeland, Trespass, Tog 24, Edinburgh Woollen Mill and many well established independent retailers. In addition there is representation from Tesco, Julian Graves and Mountain Warehouse.

#### Units Available

##### No 56

Ground Floor Sales	456 sq ft	42.4 sq m
Basement Ancillary	429 sq ft	39.8 sq m
<b>Rental</b>	<b>£10,500 p.a.</b>	

##### No 57/58

Ground Floor Sales	1,000 sq ft	92.9 sq m
Basement Ancillary	820 sq ft	76.18 sq m
<b>Rental</b>	<b>£20,000 p.a.</b>	

##### No 59 - UNDER OFFER

Ground Floor Sales	400 sq ft	27.2 sq m
Basement Ancillary	360 sq ft	33.4 sq m
<b>Rental</b>	<b>£10,000 p.a.</b>	

##### No 61

Ground Floor Sales	420 sq ft	39 sq m
Lower G F Ancillary	474 sq ft	44.0 sq m
<b>Rental</b>	<b>£9,250 p.a.</b>	

All units have w.c.'s and rear servicing.

#### Rating Assessment

The 2011 rating assessments are as follows:-

No 56	£11,250
No 57/58	£18,750
No 59	£ 7,000
No 61	£ 5,000

The existing UBR is 43.3p

#### Lease

All the properties are to let on new effectively full repairing and insuring leases by way of a service charge for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews but our clients are flexible to variations.

#### Service Charge

Currently charged on the basis of £200 per quarter per unit including insurance.

#### EPC's



##### No 61

#### Legal Costs

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

#### VAT

The properties have not been registered for VAT.

#### Viewing

Peill & Company, Tel 0845 450 4444 – Pete Nicholson dealing (pete@peill.com)

Peill and Company  
26/10/2011

