

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
Rental £10,500 p.a.

No 57/58

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

No 59 - UNDER OFFER

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

No 61

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

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.

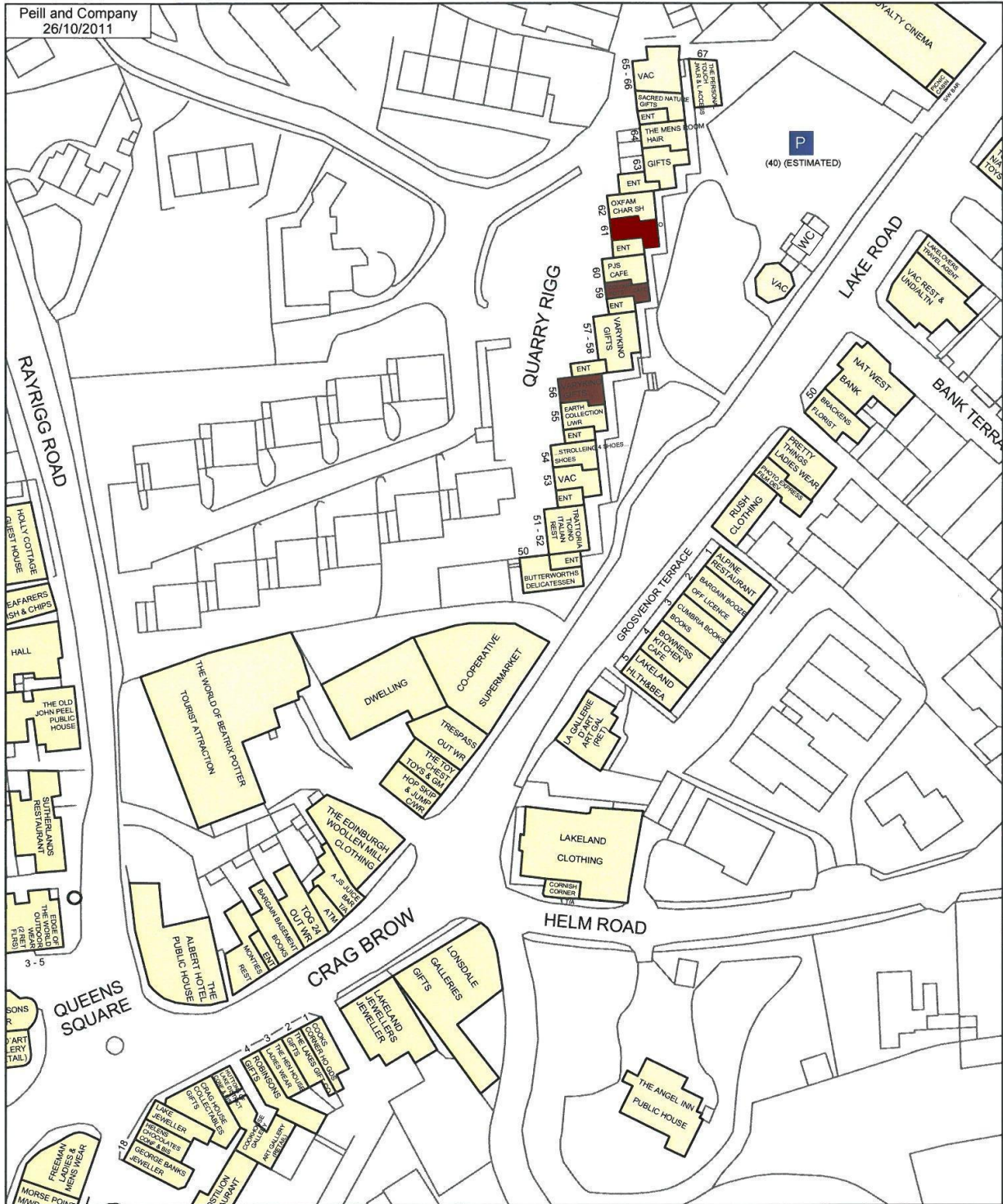
VAT

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



50 metres