

## To Let on New Lease

**Unit 3, Longlands  
Lake Road  
Bowness on Windermere  
LA23 3AS**



Substantial and prominent 2 storey property including forecourt, fronting Lake Road car park and adjacent to Quarry Rigg Shopping centre. Suitable for a number of uses subject to planning possibly including restaurant, retail, office, studio gallery etc.

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 central location adjacent to the Quarry Rigg Shopping Centre with a prominent frontage to the Lake Road pay and display car park.

### Description

The property comprises a two storey building arranged on first and second floors with the first floor being at ground level to the rear which therefore provides for level servicing. Forecourt to front.

### Accommodation

The property has the following approximate areas:-

First/Ground Floor	1,335 sq ft	124 sq m
Second Floor	420 sq ft	39 sq m
Forecourt Area		

### Lease

The property is offered to let on a new full repairing and insuring lease for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £17,500 p.a. exclusive of rates and VAT payable quarterly in advance.

### Rateable Value

Rateable Value £5,500 UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel 01539 733333.

### EPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

178 This is how energy efficient the building is.

### Legal Costs

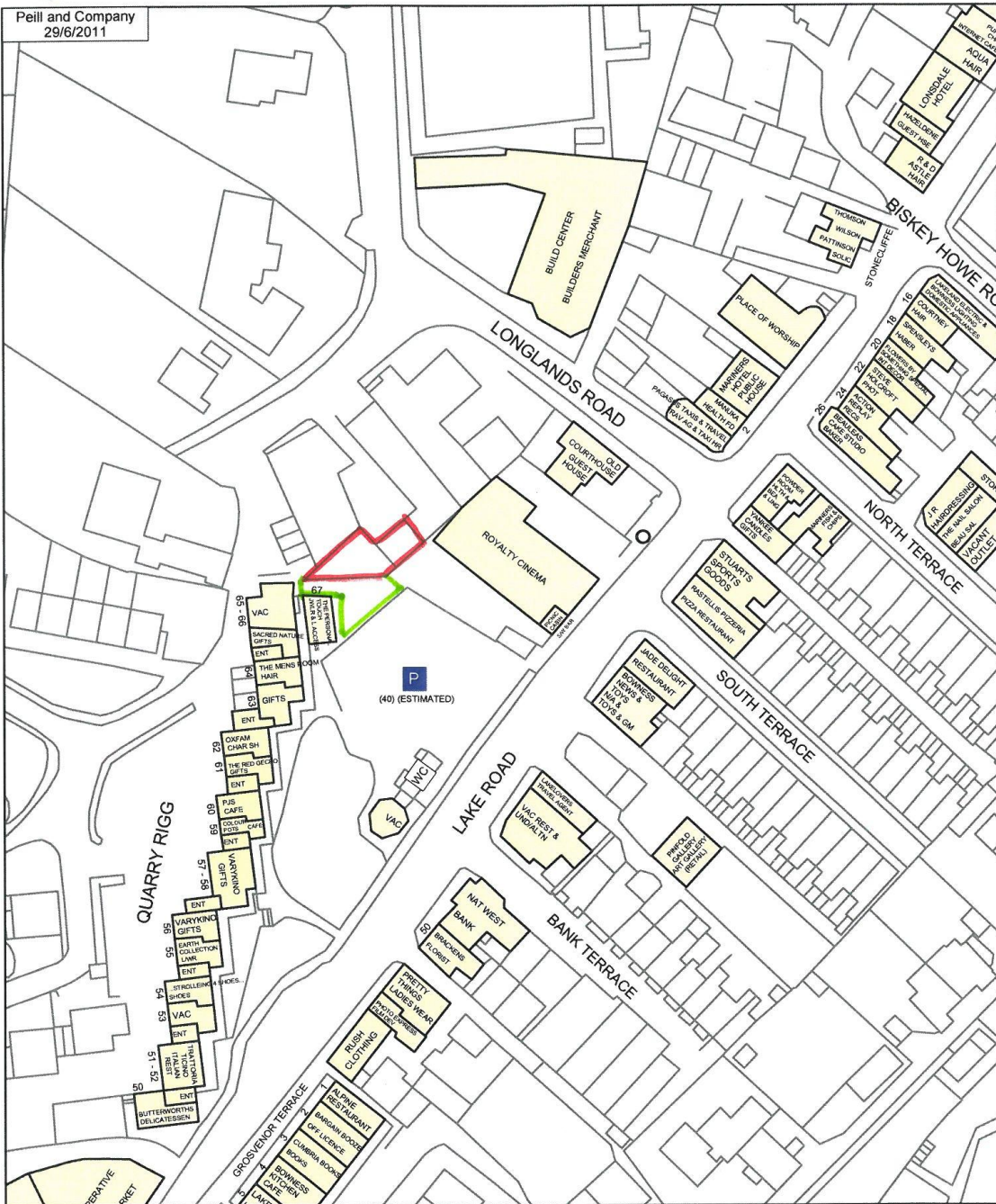
Each party to be responsible for the payment of their own legal fees.

### VAT

All rentals quoted are exclusive of VAT but will be subject to VAT at the standard rate.

### Viewing

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



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