

Prime Retail Unit to Let
Suitable for retail, showroom or café/restaurant
Zero business rates payable

Former Clayton's Butchers
Crescent Road
Windermere
Cumbria
LA23 1EA



Ground floor retail unit available in prime location

Windermere is situated within the Lake District National Park, which is one of the UK's most visited tourist destinations. The Lake District is renowned for its fell walking, outdoor pursuits, cycling, climbing and water sports. Windermere lies just off the A591 trunk road approximately 8 miles from Kendal, 4 miles from Ambleside and 16 miles from access to the M6 motorway at junction 36. Windermere together with neighbouring Bowness has a resident population of approximately 7,000 but this is swelled considerably throughout the year due to the influx of tourists.



Location

The property occupies a 100% prime retail location on Crescent Road close to other occupiers in the immediate vicinity including Boots the Chemist, The Post Office, Greggs, Brown Sugar, The Pig, WH Smith, Sainsbury's Local and a range of strong independent retailers, restaurants and cafés. The property is shown for identification purposes on the enclosed street traders' plan.

Description

The property comprises the former Clayton's Butchers shop and is arranged over ground and basement floors. The main retail area has feature ceramic tiling to the walls, and serving counters remain in the main sales area, ideal for food sales use, if required. To the rear of the sales area is ancillary storage accommodation and there is useful storage at basement level. Staff welfare & WC facilities are to be installed in the basement area.

Accommodation

Retail Accommodation

Internal width	5.39m	
Shop Depth	5.95 m	
Ground floor sales	28.55 sq m	(307 sq ft)
Ground floor ancillary	18.57 sq m	(200 sq ft)
Basement ancillary	30.74 sq m	(331 sq ft)
TOTAL NIA	77.86 sq m	(838 sq ft)

Rent

A commencing rental of £20,000 per annum exclusive on the basis of a new FRI lease for a term of 5 years or longer, subject to 5 yearly rent reviews.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £11,750
UBR – 49.9p (2024/2025)

NB: The property qualifies for small business rate relief, and as such, a qualifying occupier will pay no business rates for the property.

Energy Performance Certificate

The ground floor retail property has an energy performance asset rating of '85 – D'

Legal Costs

Each party to be responsible for their own legal fees incurred in transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

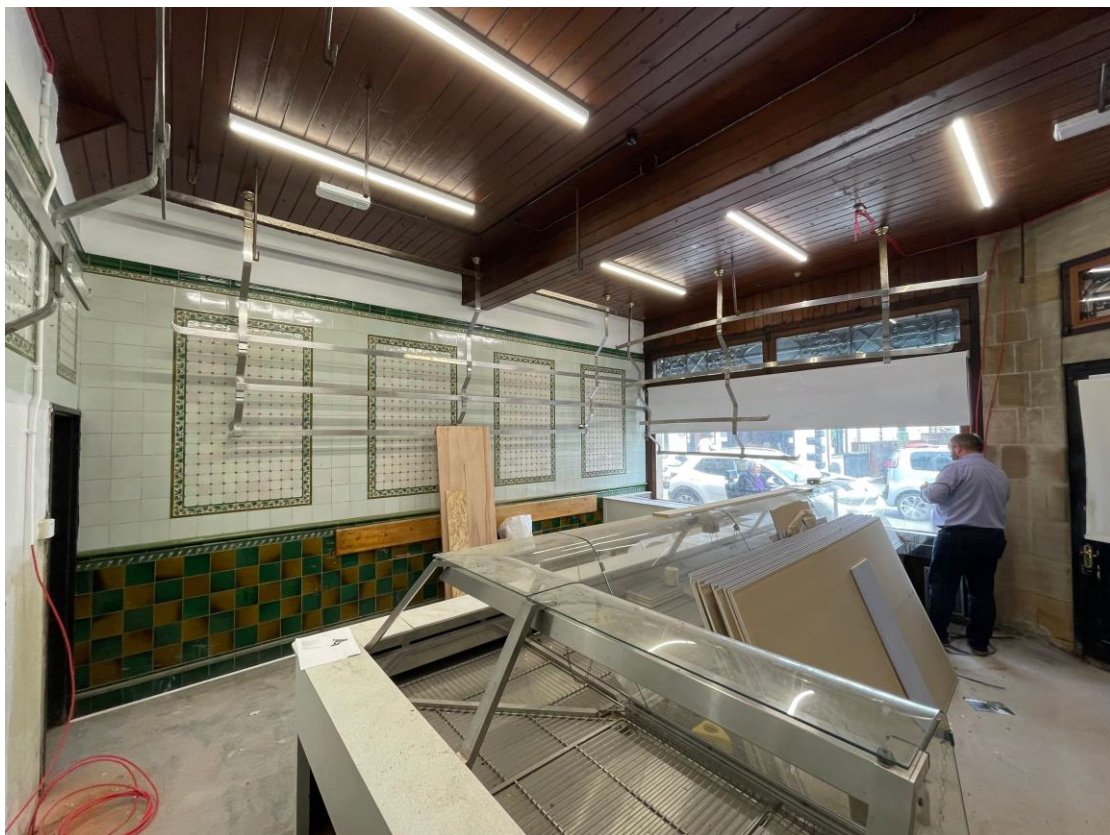
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

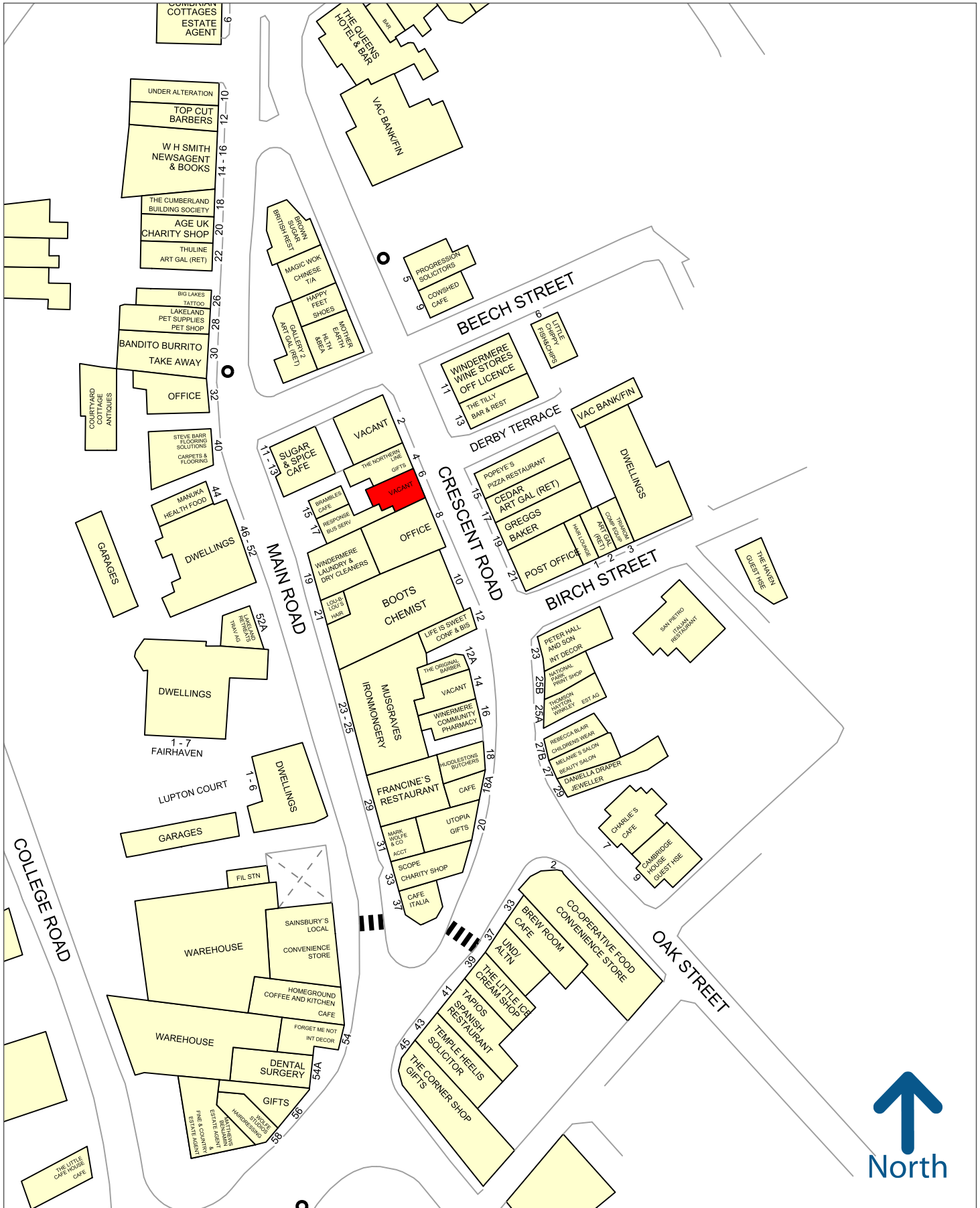
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50 metres

Experian Goad Plan Created: 02/05/2024
Created By: Peill and Company

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