

**Class E Prime shop/office to let on a new lease
potentially suitable for restaurant/bar (Class E/A4)**

**8 Crescent Road
Windermere
Cumbria
LA23 1EA**



**Benefitting from Class E consent allowing retail, café or office
use with no change of use required**

Windermere is situated within the Lake District National Park and is one of the most visited tourist destinations in the UK. The Lake District was awarded UNESCO World Heritage Site status in 2017 which has led to an increase in visitor numbers; latest tourism figures from Cumbria Tourism show that in 2018/2019, there was an increase in visitor spend in the Lake District to over £3bn with in excess of 47 million visitors to the national park. With easing of lock-down restrictions and significant increases in 'staycations' Windermere & the Lakes benefitted throughout 2020 and is likely to continue to do so in 2021. Windermere, together with neighbouring Bowness-on-Windermere is one of the most visited destinations within the National Park and is situated approximately 8 miles from Kendal, 16 miles from Junction 36 of the M6 motorway and 4 miles from Ambleside. Windermere benefits from a station linking to Oxenholme on the London to Glasgow/Edinburgh railway line.



Location

The subject property occupies a 100% prime location as shown on the attached street trader's plan. The property is immediately adjacent to premises occupied by Boots the Chemist and is surrounded by a range of other occupiers including strong independent traders, professional firms, restaurants, cafes and office occupiers. Other occupiers in the immediate vicinity include Greggs, Barclays Bank, Goodlife Cottage Company, Cumberland Building Society, WH Smith and Save the Children.

Description

The property comprises a ground floor lock-up shop/office with ancillary wc and kitchen accommodation with the benefit of a forecourt area and accessible ramp. The property offers the following accommodation:-

Accommodation

| | | |
|--------------------------------|-------------------|--------------------|
| Internal width | 7.93m | (26 ft) |
| Shop depth | 6.91m | (22ft 4 inches) |
| Ground floor sales | 44.23 sq m | (476 sq ft) |
| Ground floor stores | 7.6 sq m | (82 sq ft) |
| Ground floor kitchen | 5.03 sq m | (54 sq ft) |
| TOTAL Net Internal Area | 56.86 sq m | (612 sq ft) |
| Ladies & Gents wc facilities | | |

Terms

The subject property is available to let on the basis of a new 10-year lease subject to 5-yearly rent reviews on effectively a full repairing and insuring basis (dealt with by way of a service charge).

Rent

A commencing rental of £22,500 per annum

Rating Assessment

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

Rateable value £12,000
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Planning

Following the changes in the Use Classes Order in September 2020, the property benefits from Class E use, meaning that it can be used as a shop, office or café/tearoom without the need for change of use. In addition, the Lake District National Park Authority have confirmed that, in principle, they would consider an application for a change of use to Class A4 (Licenced Premises) favourably. Further information is available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'C68'.

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Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease

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), kendal@peill.com for viewings.



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