

**Prime Lake District tourist
retail/Class E opportunity to let**

**14-16 Main Road
Windermere
Cumbria
LA23 1DY**



**To be refurbished – substantial ground floor sales with rear
external seating area**

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, which is shown for identification purposes on the enclosed street traders' plan occupies a highly prominent location in the centre of Windermere, which has reinforced itself as the main year round trading location for locals and tourists alike. The property is close to premises occupied by The Cumberland, Boots, Greggs, Sainsburys Local and Barclays Bank, together with strong independent food orientated businesses such as Brown Sugar, The Crafty Baa, Lamplighters, Homeground, Bandito Burrito, Café Italia, The Pig, and has the benefit of on-street car parking.

Description

The property comprises a ground floor double unit with ancillary accommodation to the rear, and it is our client's intention to open out the ground floor sales area to provide the accommodation below. The configuration of the accommodation is flexible and can be bespoke to a particular tenant's requirements – further details on request. The property has the benefit of a significant external area to the rear, which can be utilised as an external seating area – one of few units in the centre of Windermere with the ability to have an external dining/seating area.

Accommodation

The property can offer the following accommodation:-

Internal width	8.52 m		
Shop depth	13.05 m		
Ground floor sales area (GIA) up to	190 sq m	(2,045 sq ft)	approx
External yard area	230 sq m	(2,500 sq ft)	approx

Planning

The Lake District National Park Authority have confirmed the property, and the external area has the benefit of Class E consent by way of a certificate of lawful use under reference 7/2021/5389 dated 16 June 2021 for café or restaurant use of ground floor with rear yard to be used as an external seating area for customers – further details are available on request. This means that the unit could be occupied for retail, office, restaurant or licensed premises without the need for further planning consent.

Terms

The property is available to let on the basis of a new 15-year FRI lease subject to 5-yearly rent reviews – further details available on request.

Rent

On application

Rating Assessment

To be re-assessed.

Energy Performance Certificate

The property has an energy performance asset rating of 'E-109'.

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

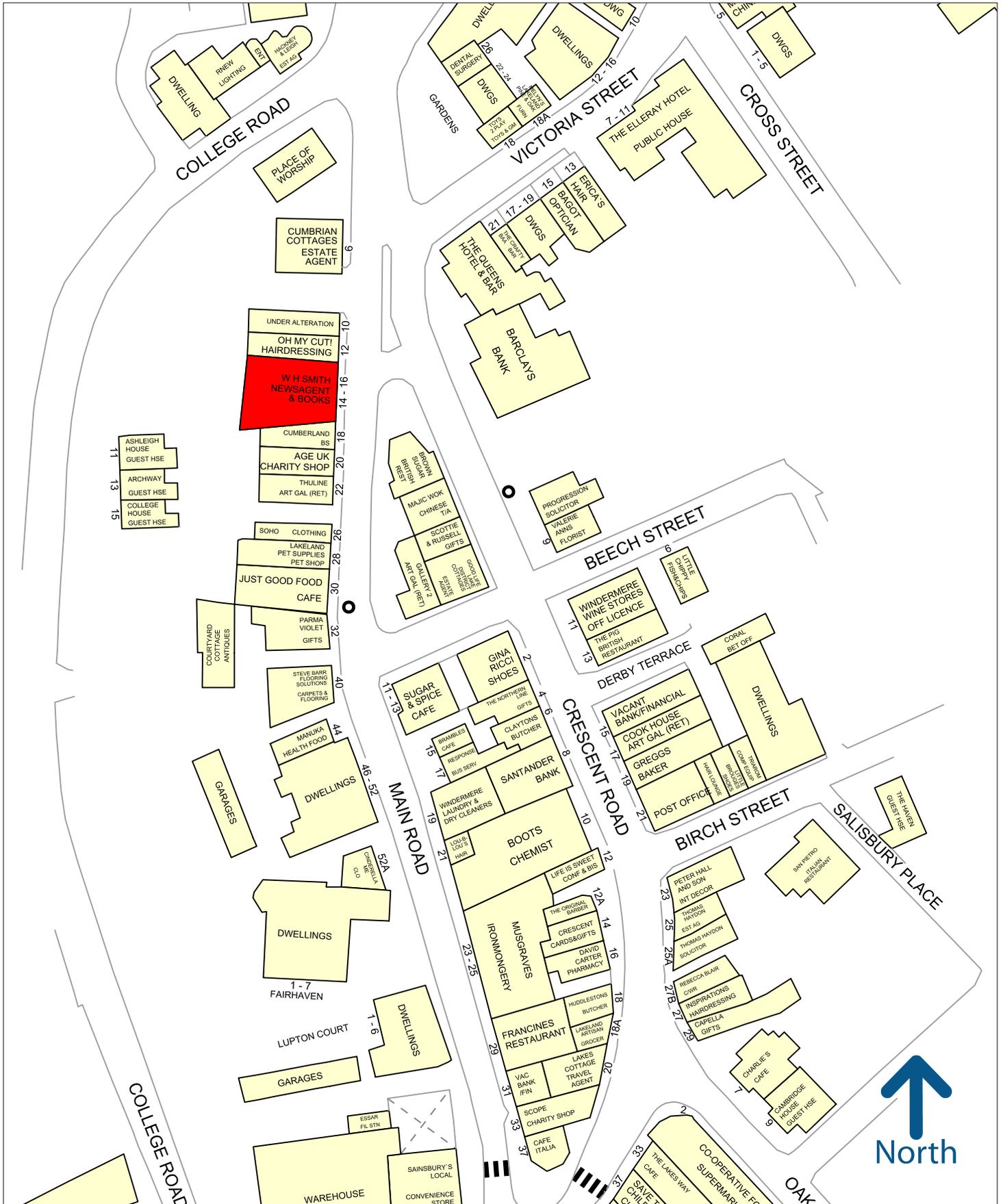
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

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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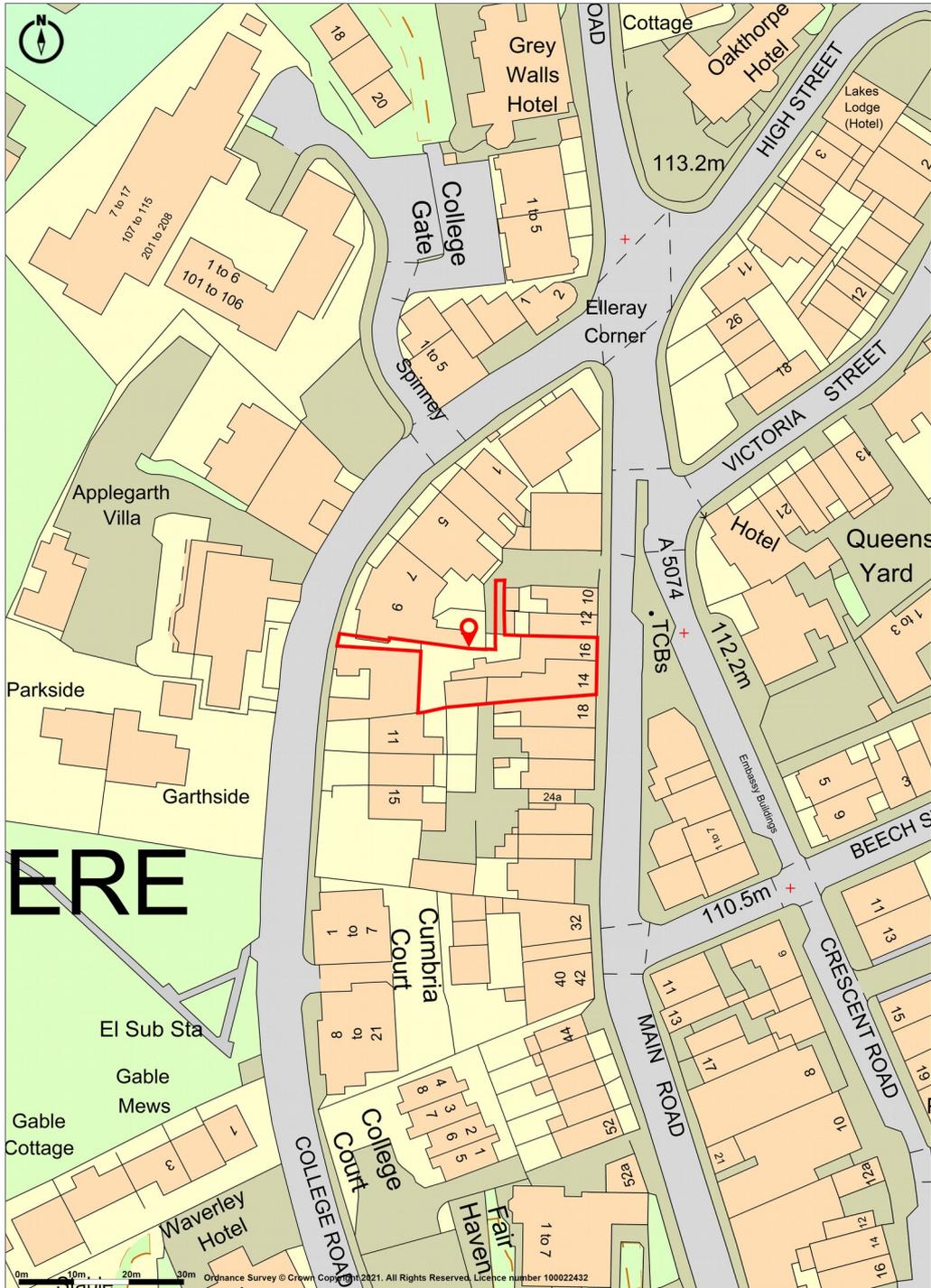
50 metres

Experian Goad Plan Created: 27/10/2020
Created By: Peill and Company



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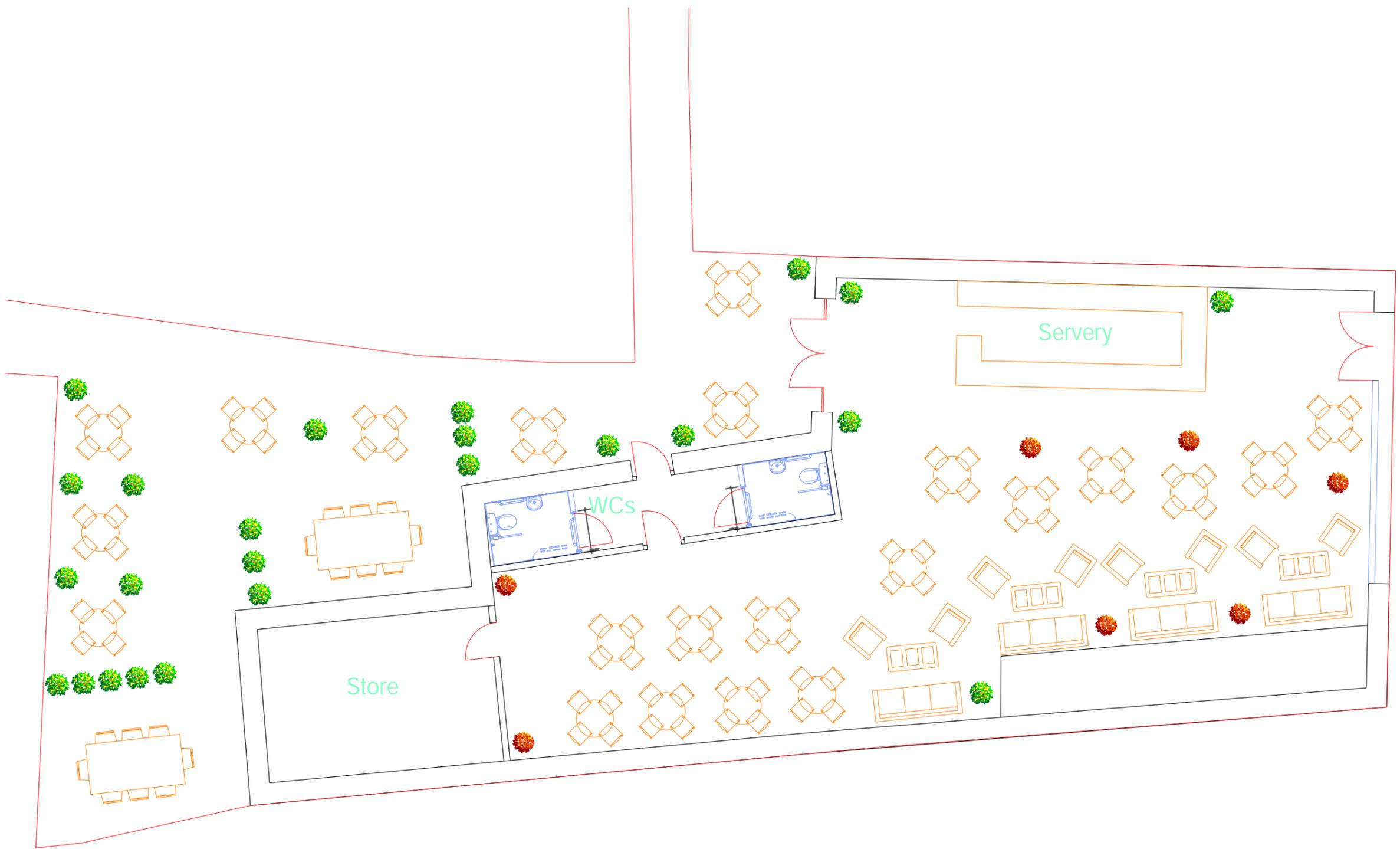
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Peill and Company, Chartered Surveyors



GROUND FLOOR PLAN

Do not scale from this drawing unless for Planning purposes.
 Written dimensions only shall be taken from this drawing.
 All dimensions are approximate and must be checked on site by the Contractor prior to the commencement of any fabrication or building works on site and where applicable, all dimensions and details are to be read in conjunction with any specialist consultants' drawings; any disparity between drawings is to be brought to the attention of the author prior to the commencement of any fabrication or building works.
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Revision	Date	Description
Rev A	14/09/20	DRAFT LAYOUT

Client
 Whinmoor Estates Ltd

Property Address
 16 Main Road
 Windermere

Drawing Title
 Proposed GF Layout

Date	Sept 2020	Scale	1:100 @A3
Drawn	PC	Checked	ST

Drawing No
 001.01