

100% PRIME LAKE DISTRICT RETAIL UNIT TO LET
Suitable for retail, showroom or café/restaurant

**6 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. In 2021, visitor numbers to Cumbria were in excess of 37 million people, with a spend in excess of £2.6 billion, supporting over 31,000 jobs in the county's visitor economy (STEAM report). The Lake District National Park was inscribed as a World Heritage Site by UNESCO in July 2017. 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 at the junction of Beech St. 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 cafés and eateries. The property is shown for identification purposes on the enclosed street traders' plan.

Description

The property comprises a single ground floor retail unit in a prominent corner location, with a return frontage to Beech Street (and a separate access). The property offers attractive window frontages to both elevations. There is additional space at lower ground floor level which can also be made available if required, providing an additional approx.

The ground floor benefits from Class E planning consent meaning it can be utilised for retail, office, showroom or potentially restaurant/café use without the need for change of use. The property is currently under refurbishment.

Accommodation

Retail Accommodation

Ground floor – Retail sales – net internal area (Additional LGF space available to give approx. 1,500 sq ft total is available)	63.01 sq m	(778 sq ft)
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Rent

A commencing rental of £35,000 per annum exclusive.

Rating Assessment

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

Rateable value £17,250
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority, but this rateable value is likely to reduce if just ground floor is leased.

Energy Performance Certificate

The ground floor retail property has an energy performance asset rating of '50 – B'

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.

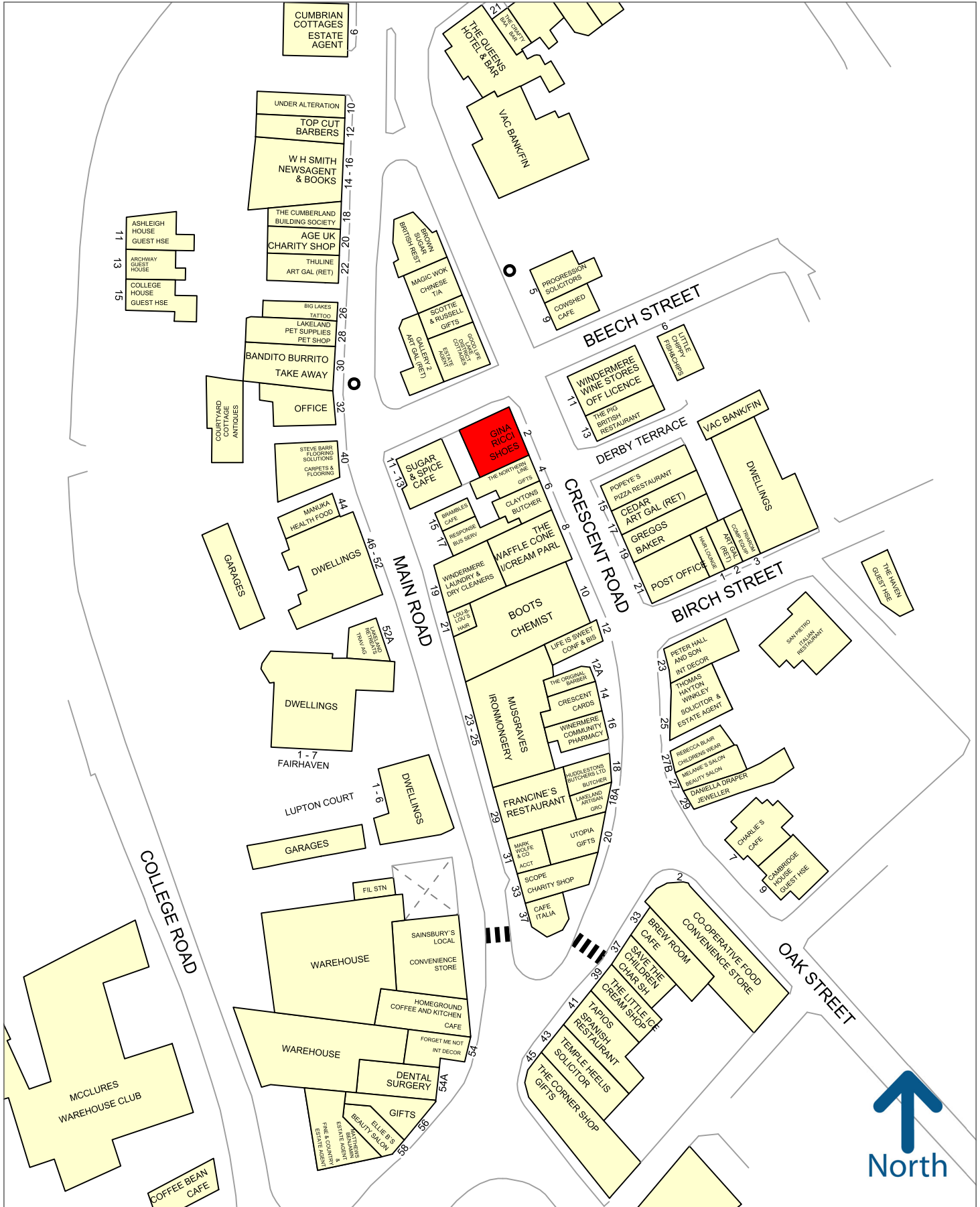
Anti-money laundering

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: 09/03/2023
Created By: Peill and Company



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