

TO LET - WINDERMERE

Highly Prominent Unit to Let - Suitable for Retail, Showroom, Office or Restaurant

Peill & Co
01539 888 000



Former NatWest Bank
2 High Street
Windermere
Cumbria LA23 1WY

- Heart of the Lake District National Park
- Frontage to A591 - the main vehicular route through the Lake District
- Opposite Booths, Windermere Railway Station & Lakeland
- Capable of sub-division
- On-site car parking could be available separately
- Former banking hall plus offices, staff welfare accommodation and ancillary space



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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.

Situation

The property occupies one of the most prominent locations in the Lake District National Park, having a frontage to the A591 main road running through the heart of the Lakes. The property is immediately opposite the tourist information centre, Windermere Railway Station, Lakeland Limited HQ and Booths Supermarket.

Description

The property comprises the former NatWest bank and is arranged over lower ground and ground floors. The former banking hall is at upper ground floor level and is suitable for retail, showroom, office or restaurant use. The property is capable of sub-division into smaller units if required (further details on request). There are 2 ground floor entrances into the former banking hall and offices, plus a further access point at lower ground floor level. There are 5no parking spaces which could be made available separately.



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Accommodation

Total NIA **2,419 sq ft** **(224.73 sq m)**

Ground floor - NIA 170.4 sq m (1,834 sq ft)

Lower ground floor NIA 54.3 sq m (585 sq ft)

TOTAL NIA 224.7 sq m (2,419 sq ft)

Outside - 5no car parking spaces (available separately)

Services

We are advised that all mains services are available to the property.

Terms

The property is available to let on the basis of a new 5 year lease or longer, subject to 5 yearly rent reviews, on a full repairing and insuring basis.

Rent

Rental is available on request, and will be based upon the area occupied and finish to the accommodation.

Rating Assessment

The property is assessed for rates at RV £24,000

Energy Performance

EPC is 51-C

VAT

All prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the prevailing rate.



Legal Costs

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

Anti-Money Laundering (AML)

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.

Further details and viewing

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

Peill & Co

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