FOR SALE OR TO LET - WINDERMERE

Peill&Co
01539 888 000



44 Main Road
Windermere
Cumbria
LA23 1DX

- Rarely available lake district freehold for sale
- Prime retail location
- Close proximity to Windermere Railway Station and strong local retail market





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Location

The property is located on the prime retail pitch of Main Road, Windermere, approximately 5 minutes walk from Windermere Train Station, and 20 minutes walk from Lake Windermere itself. Other occupiers in the vicinity include Boots the Chemist, the Post Office, Greggs and United Utilities.

Situation

The property is offered for sale with vacant possession of the ground floor, with the above flat being sold off on long leasehold (ground rent figure available upon request) and presents an opportunity for an investor or owner occupier to buy a charming, traditional Lake District property in the heart of Windermere.

Description

The subject property comprises a traditional town centre retail premises in a prominent position on Main Road within Windermere. The property benefits from high footfall and visibility with a variety of established traders in the immediate vicinity. The premises was most recently occupied as a health and wellbeing retail premises. As well as the retail area, the property has a large, dry basement suitable for storage of goods, accessed from a hatch in the shop.

Terms

The freehold of the property is for sale with offers in the region of £145,000 to be considered

Rent

The property is available on a new 3-year lease at £11,500 per annum exclusive.





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Accommodation

Ground Floor Retail	25.92 sq m	(279 sq ft)
Kitchenette	2.41 sq m	(26 sq ft)
Basement Storage	13.03 sq m	(140 sq ft)
Total NIA	**41.36 sq m**	**(445 sq ft)**

Services

We are advised that all mains services are connected to the property

Rating Assessment

The property has been assessed as follows: -

Rateable value - £8,200

UBR – 49.9p (2026/2027)

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

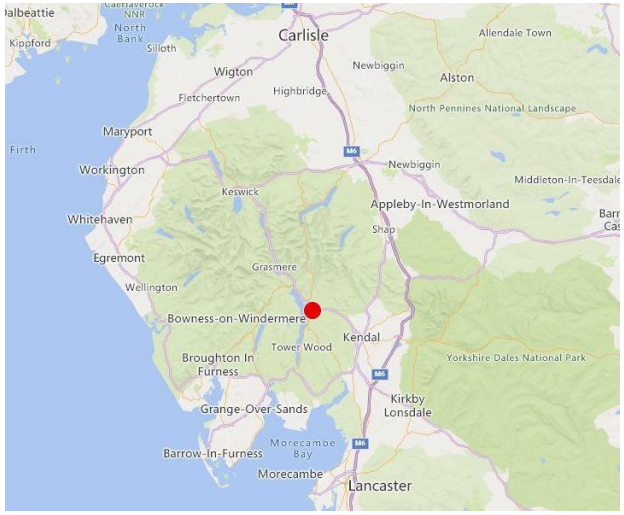
NB. Under the current business rate regime, it is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance

The ground floor retail property has an energy performance asset rating of '93 - D'

VAT

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



Legal Costs

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

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 (Ben Adams dealing), admin@peill.com for viewings.

Peill&Co

01539 888 000

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For more information of any of our services please contact Simon Adams FRICS on 01539 888 000 or by email to simon@peill.com.

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