



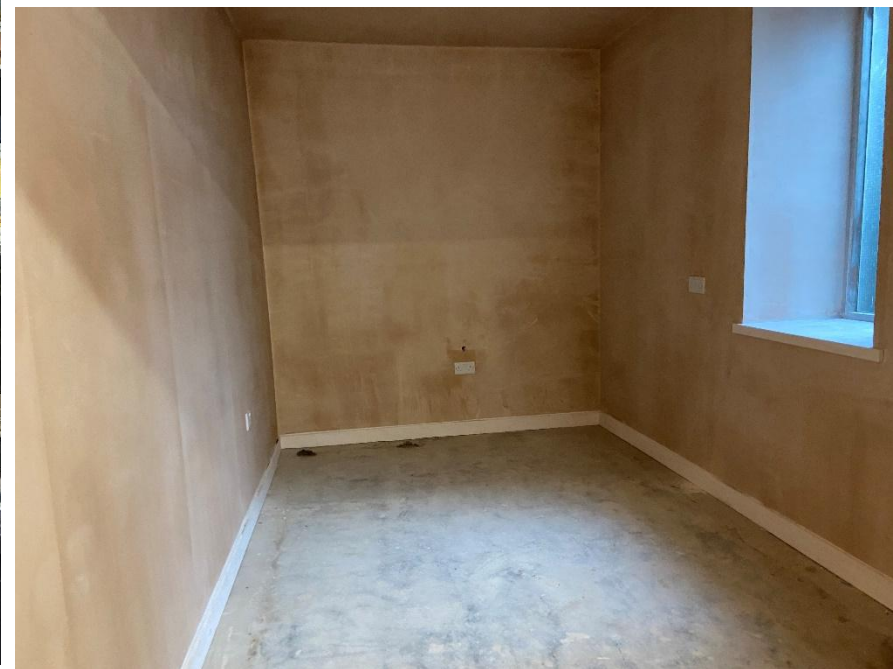
## To Let

### Former Claytons At Crescent Road, Windermere, Cumbria, LA23 1E

819 Sq Ft | 76.09 Sq M

£17,000 per annum exclusive

- Prime village location
- Recently renovated prep area and basement
- Unique Property
- \*£17,000 per annum\*



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## Description

Located in the heart of Windermere village this good sized retail unit offers space over ground floor and basement with glazed window aspect on to Crescent Road. This is a very unique corner property accessed off Crescent Road that leads into a good sized retail area. Currently configured with a large cold serving counter (could be removed by any ingoing tenant). To the rear of this space a door leads through to two further areas that could be used for storage or food prep. Stairs leads down to a good sized basement area with newly fitted WC facilities. The property has previously been in used as a butchers for a number of years, and offers an abundance of original character features, however the property would now suit a variety of retails uses. The rear space has recently been renovated and offers an ingoing tenant the opportunity to decorate to their own requirements.

## Location

Situated in the village of Windermere, the property offers a prominent, prime retail location on the main road through the village. The property is situated to the righthand side of Crescent Road when approached via the one-way traffic svstem and near to Boots Chemist.

## Accommodation

Area	SO FT	SO M
Ground floor	528	49.05
Basement stores	291	27.03
Total	819	76.09

## Services

We understand mains water, electricity and drainage are laid on to the property.

## EPC

Energy Performance Asset Rating: Energy Performance Asset Rating: D

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Terms

The property is available to let by way of a new lease for a minimum period of 5 years, at an asking rent of £17,000 per annum.

## Business Rates

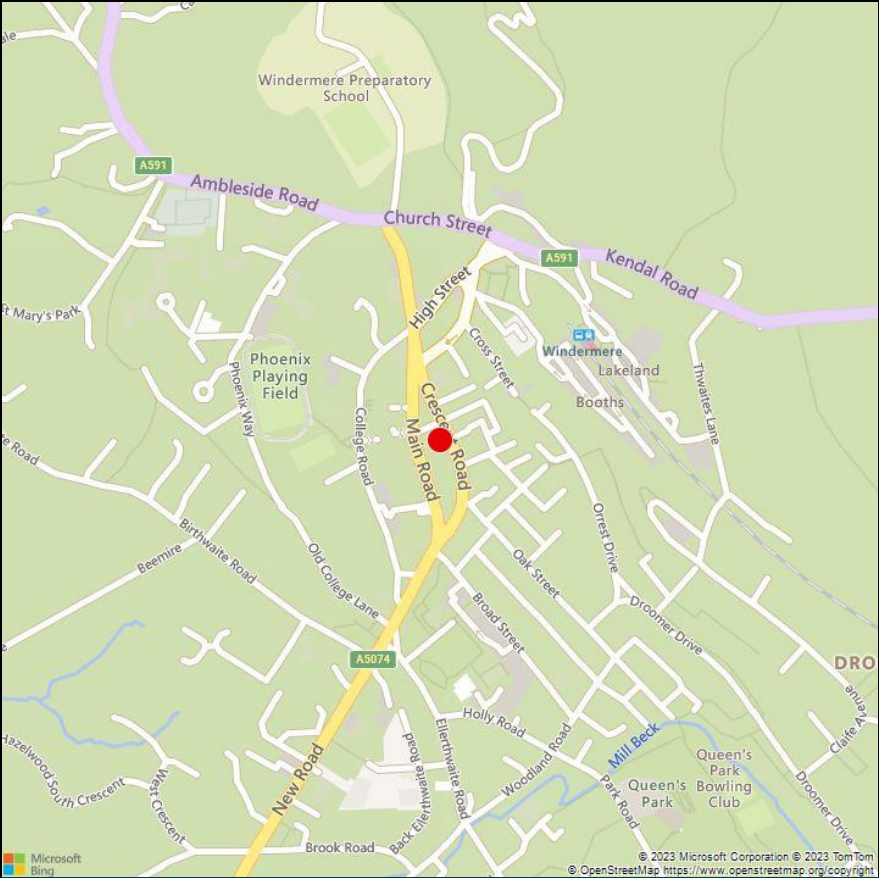
The retail property currently has a rateable value of £11,750 in the current ratings list. Small business rate relief may be available to any ingoing tenant however own enquires should be made to the local council

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

## Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.



## Contact agent

**Caroline Hayton**

caroline.hayton@dmhall.co.uk



### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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