



For Sale

**Mixed Use
Investment Property,
Crescent Road,
Windermere,
Cumbria, LA23 1EA**

1,248 Sq Ft | 115.94 Sq M

****NEW PRICE**
£475,000**

■ **PRIME LOCATION**

■ **RETAIL WITH ONE**

■ **BEDROOMED LIVING
ACCOMODATION**

■ **1248 SQ FT IN TOTAL**

■ **£475,000 FOR THE FREEHOLD
INVESTMENT**



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Description

Located in the heart of Windermere village this is a rare opportunity to purchase a freehold mixed use investment property, with a good sized ground floor retail unit offering space in two areas together with a useful basement. The retail space offers a feature glazed window aspect on to Crescent Road. The retail property has previously been in use 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 retail uses. The rear retail space has recently been renovated and offers an ingoing tenant the opportunity to decorate to their own requirements. To the first floor there is a good sized newly refurbished to a high standard, one bed roomed flat with modern fitted kitchen and bathroom. This is a very unique corner property accessed off Crescent Road. The flat would be suitable as a long term let or as a holiday let.

Location

Situated in the village of Windermere, the property offers a prominent, prime 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 system and near to Boots Chemist. Windermere is one of the prime 'honey-pot' locations within the Lake District National Park, benefiting from significant tourist visitors throughout the year. The Lake District National Park was proudly declared a World Heritage Site by UNESCO in 1978.

Accommodation

Area	SQ FT	SQ M
Retail	819	75.72
Living accommodation	429	39.85
Total	1,248	115.94

Services

We understand the property is connected with main water and electricity.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to purchase freehold at an asking price of £475,000. The one bed roomed flat is

currently let on assured shorthold tenancy agreement, the retail section is currently vacant but being actively marketed to let.

Money Laundering

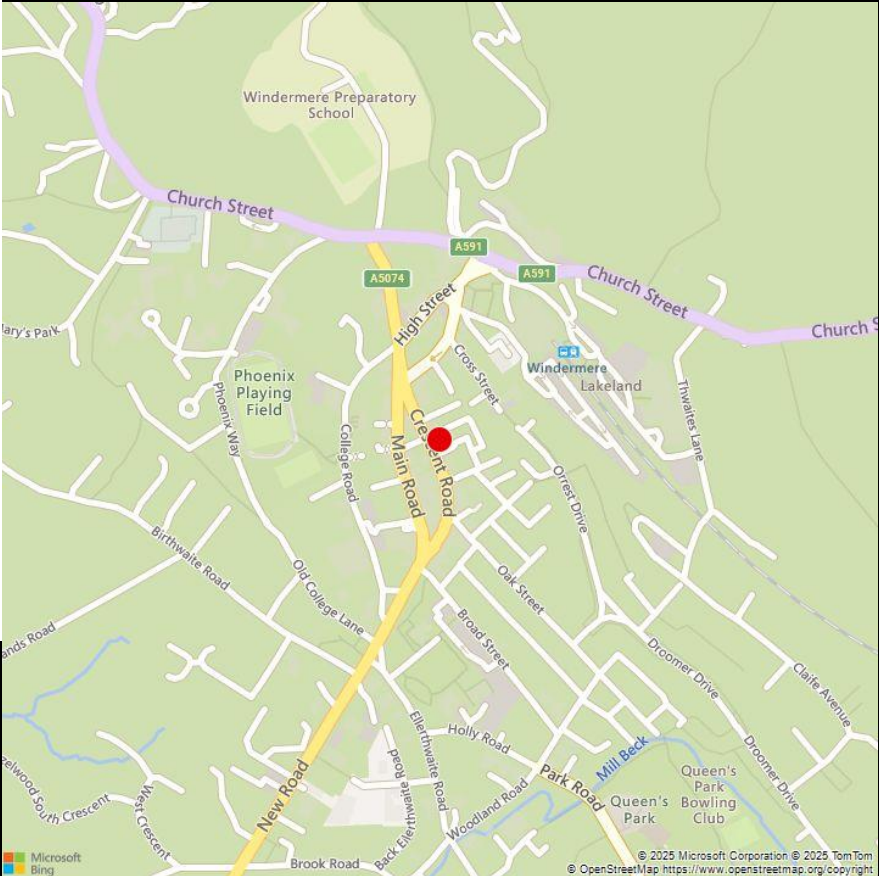
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

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

VAT

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



Contact agent

Caroline Hayton

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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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