



## To Let

Unit 67, Quarry  
Rigg, Bowness-On-  
Windermere,  
Windermere,  
Cumbria, LA23 3DU

465 Sq Ft | 43.2 Sq M

£10,000 per annum exclusive

- Prime Bowness Location
- Detached Corner Unit
- Approx 465 sq ft
- Ground floor retail with fully glazed front
- £10000 per annum plus VAT and service charge



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## Description

Forming part of a modern purpose built parade of retail units. No. 67 is a detached ground floor unit, occupying a prominent corner position. The property offers open plan retail space with laminate effect flooring and an excellent fully glazed frontage on to Quarry Rigg. There is also WC facilities together with a kitchenette. The property is ready for immediate occupation and would be suitable for a range of uses.

## Location

Located in the heart of Bowness on Windermere and occupying a high profile trading position within Quarry Rigg. Bowness on Windermere is situated in the Lake District National Park and is an extremely popular all year round tourist destination.

## Accommodation

Area	SQ FT	SQ M
Ground floor	465	43.2
Total	465	43.2

## Services

We understand the property is connection with mains water and electricity.

## EPC

Energy Performance Asset Rating: C

## Terms

The tenant to contribute to the landlord's service charge covering repair, maintenance, cleaning and on-site services in respect of Quarry Rigg Shopping Centre. The current charge is £168.08 plus VAT per calendar month, payable monthly in advance.

## Money Laundering

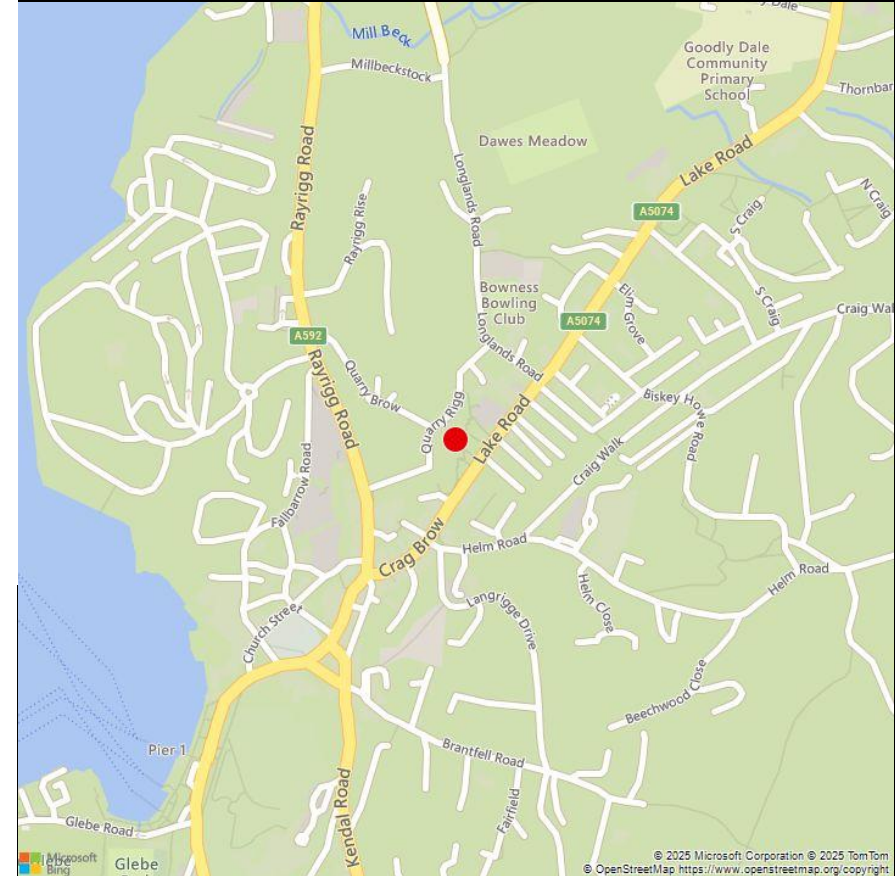
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## 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

**Suzie Barron** **Caroline Hayton**

[Suzie.barron@dmhall.co.uk](mailto:Suzie.barron@dmhall.co.uk) [caroline.hayton@dmhall.co.uk](mailto: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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91/93 Stricklandgate, Kendal, LA9 4RA

