



To Let

Unit 61, Quarry Rigg,  
Bowness-On-  
Windermere,  
Windermere,  
Cumbria, LA23 3DU

896 Sq Ft | 83.24 Sq M

£15,000 per annum exclusive

- Prime Bowness Location
- Mid Terrace Property  
Approx 896 sq ft
- Ground floor retail with fully glazed front
- £15,000 per annum plus VAT and service charge



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## Description

Forming part of a modern purpose built parade of retail units. No. 61 is a ground floor unit offering open plan retail space with carpet tile flooring, led strip lighting and an excellent fully glazed frontage on to Quarry Rigg. The property has the added benefit of ancillary storage to the basement which can be accessed from the rear of Quarry Rigg. There is also WC facilities together with a kitchenette.

## 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	SO FT	SO M
Ground Flr Sales	412	38.27
Ancillary	484	44.96
Total	896	83.24

## Services

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

## EPC

Energy Performance Asset Rating: D

## Terms

Available by way of a new lease of FRI terms via a service charge (currently approx £X) for a term of year to be agreed at an asking rent of £15,000 per annum plus VAT?

## Business Rates

The property has a rateable value of £7900, therefore any ingoing tenant is likely to receive full small business rate relief, however own enquiries should be made to the local authority.

## Money Laundering

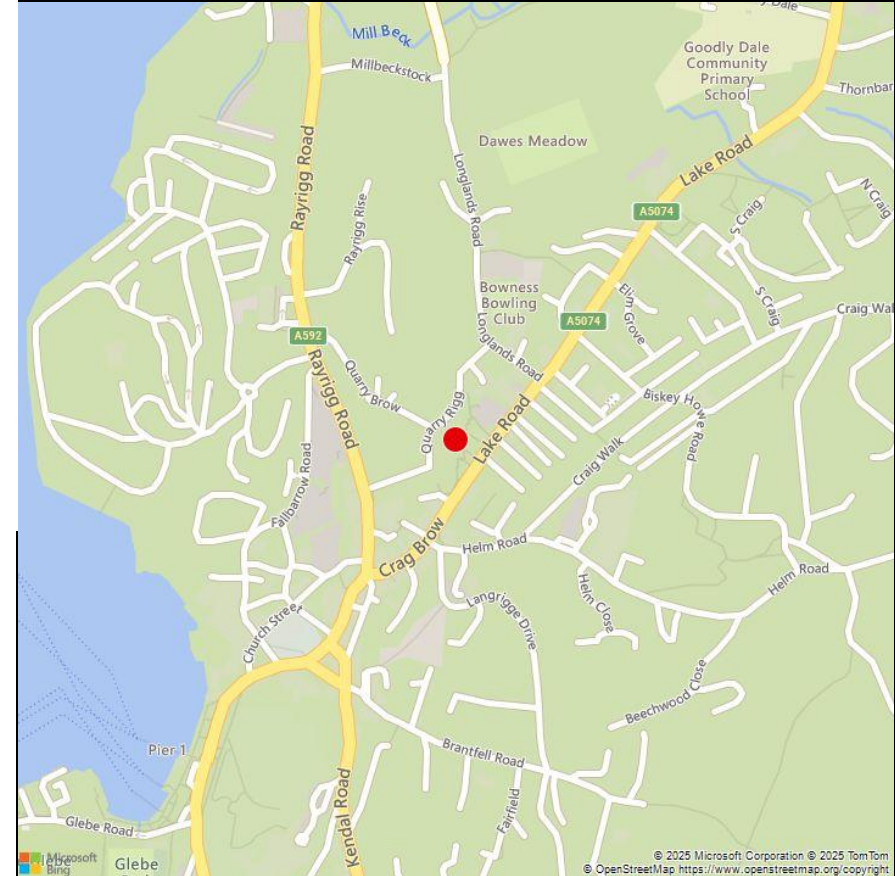
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## 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**

Suzie.barron@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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