



To Let

22 Lake Road,
Bowness-On-
Windermere,
Cumbria, LA23 3AP

904 Sq Ft | 83.98 Sq M
£10,000 per annum exclusive

- Excellent Location
- Glazed frontage on to Lake Road
- Ground Floor and Basement Retail Space
- £10,000 per annum (No Vat)



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Description

Ideally located on the ever-popular Lake Road, this versatile ground floor retail unit offers a prominent glazed frontage, providing excellent visibility and benefiting from high levels of foot traffic. The main retail area is open plan, giving incoming tenants the flexibility to configure the space to meet their specific business needs. Most recently operated as an organic skincare store, the unit is well-suited to a wide variety of retail or office uses. A key feature of the property is the spacious basement, which could be utilised as storage space, offering additional functionality. This is an excellent opportunity to establish your business in a vibrant and high-footfall location, ideal for both new and expanding ventures.

Location

Ideally located on Lake Road, the main thoroughfare through the town from Windermere, the property sits within an area of mixed-use comprising both retail and residential premises. Nearby occupiers include restaurants, hair salons, and general retailers. Bowness-on-Windermere is an extremely popular year-round tourist destination, benefiting from consistent footfall and strong local demand.

Accommodation

Area	SO FT	SO M
Ground Floor	550	51.1
Basement and	354	32.89
Total	904	83.98

Services

We understand the property is connected to mains water and electricity.

Terms

The property is available to let for a term of years to be agreed at an asking rent of £10,000 per annum.

Business Rates

The property has a rateable value of £8500 in the current ratings list. Any ingoing tenant is likely to receive full small business rate relief, however own enquiries should be made.

EPC

Energy Performance Asset Rating: TBC

Legal Costs

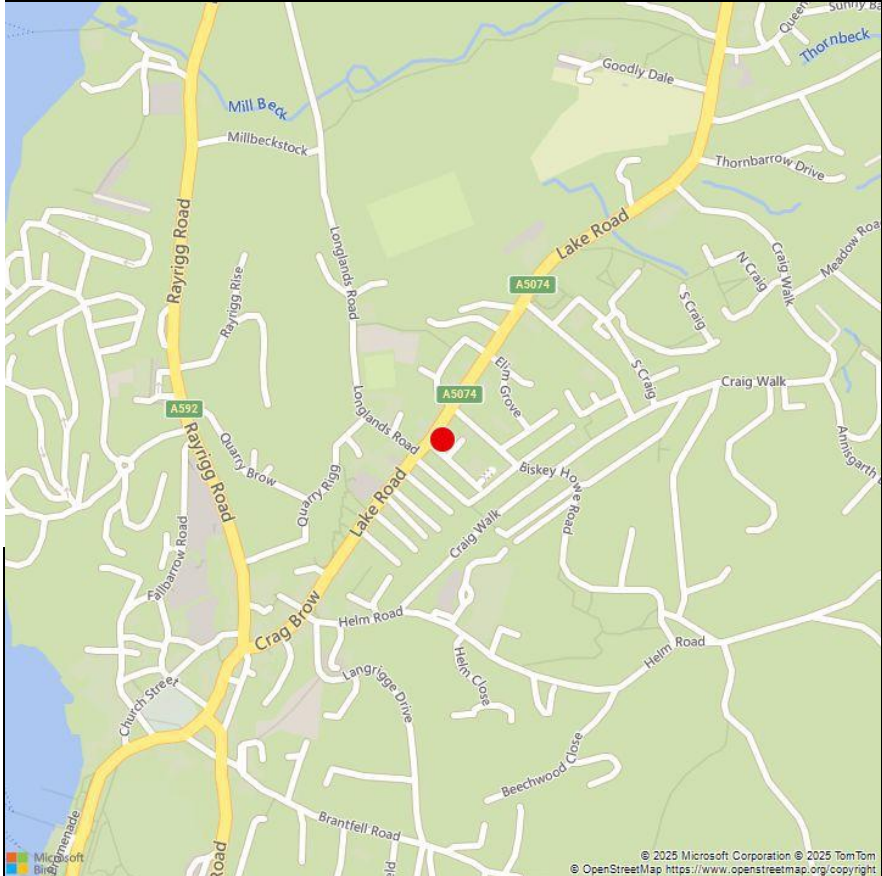
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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



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

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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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CHARTERED SURVEYORS



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