

# DM HALL

# For Sale

## Investment

22 Lake Road,  
Bowness On  
Windermere,  
Cumbria  
LA23 3DE



Excellent Mixed Use  
Investment Property



# Property Details

- PRIME LOCATION IN THE HEART OF THE LAKE DISTRICT
- RARE INVESTMENT OPPORTUNITY
- MIXED USE OF RETAIL AND RESIDENTIAL
- ASKING PRICE FOR THE FREEHOLD INVESTMENT £675,000

## LOCATION:

22 Lake Road is situated in the heart of Bowness-on-Windermere, one of the most prominent and heavily visited towns in the Lake District National Park — a UNESCO World Heritage Site. The town is internationally renowned for its natural beauty, access to Lake Windermere, and vibrant mix of tourism, hospitality, and independent retail. Bowness attracts millions of domestic and international visitors annually, ensuring year-round footfall and consistent demand for retail, leisure, and residential property.

The property lies on Lake Road (A5074), the town's principal commercial thoroughfare, which links Windermere village to the north with Bowness's town centre and lakefront to the south. Lake Road is a busy and high-profile location with constant pedestrian and vehicle traffic, especially during peak tourist seasons





# Property Details

## DESCRIPTION:

A rare opportunity to acquire a mixed-use investment property, perfectly positioned in the heart of the Lake District.

Situated on the ever-popular Lake Road, the property features a prominent ground floor retail unit with a glazed frontage, offering excellent visibility and footfall. This retail space also has the added benefit of a large basement facility currently utilised as treatment space and further storage.

Above, the first floor hosts a spacious three bed apartment, currently let on an Assured Shorthold Tenancy. The apartment is light and airy, enjoying far-reaching views towards the surrounding fells. Tastefully decorated throughout, it provides a high standard of living accommodation.

To the rear of the property, there are two additional income-generating units: a one-bedroom studio flat, which is currently let, and a small office, also let. Both units have private access from the side of North Terrace.

## INVESTMENT DETAILS:

The ground floor retail unit is currently vacant but is being actively marketed to let by DM Hall at an asking rent of £10,000 per annum.

The three bed apartment is let on an Assured Shorthold Tenancy (AST) at £1250 per calendar month (pcm), generating an annual income of £15,000 per annum.

The rear office is let to a professional services tenant at an annual rent of £3,600 per annum.

The one bed studio flat is let on an Assured Shorthold Tenancy at £420 per calendar month, generating an income of £5040 per annum.

Therefore, the property has the potential to generate a total annual income of £33,600.



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## SERVICES:

The subjects benefit from mains water, electricity and gas

## SALE TERMS:

Our client is seeking offers in the region of £675,000 for the freehold investment

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPC) for the subjects is available upon request.

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

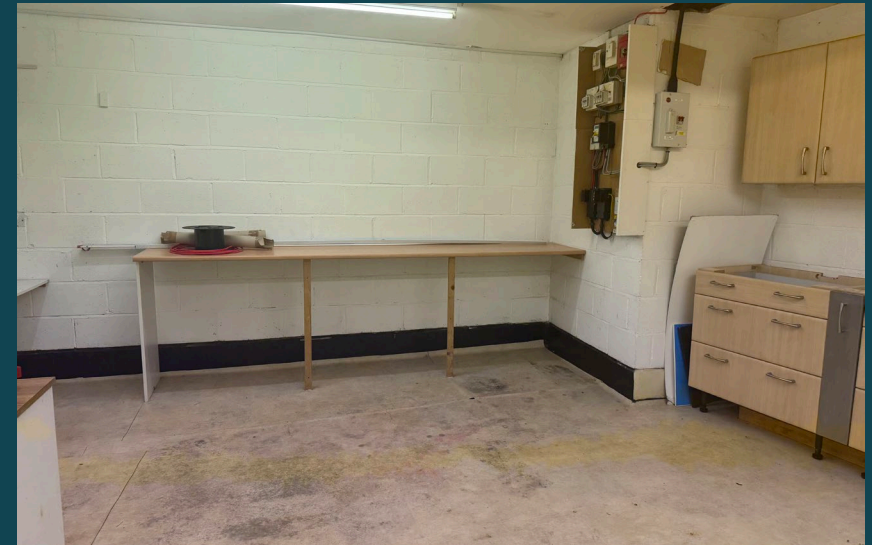
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.



## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

# Make an enquiry

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**DM HALL**



Regulated by

**RICS**