



To Let

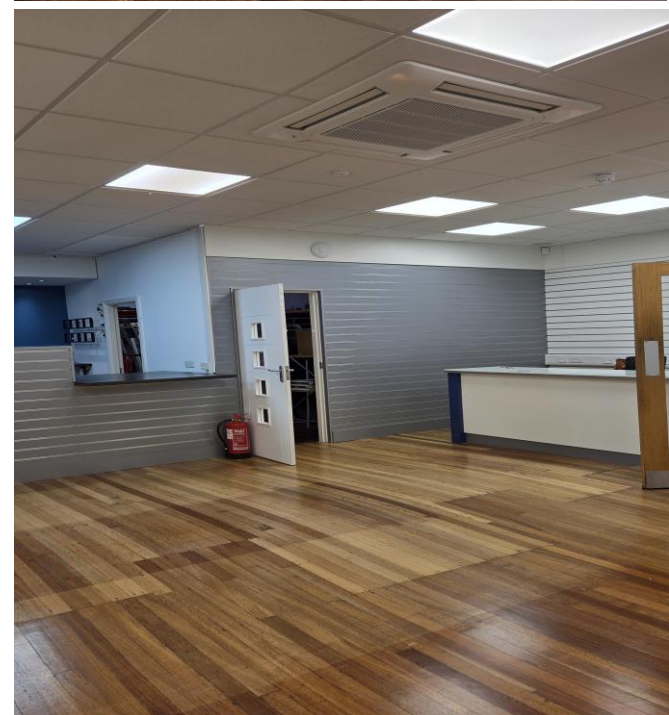
Triarom House

3 Birch Street,
Windermere,
Cumbria, LA23 1EG

730.65 Sq Ft | 67.88 Sq M

£16,800 per annum exclusive

- Versatile Studio/Retail/Office Space
- In the heart of Windermere
- 730.65 sq ft
- £16,800 per annum plus Service Charge



Description

Set back off Crescent Road, this versatile property is suitable for a wide range of uses. Most recently operating as a retail showroom, it would equally lend itself to office, retail, beauty-based business or even a healthcare service.

Upon entering through the decorative double doors, you are greeted by an open-plan retail area with a small adjoining office/workspace. To the rear, there is an additional area previously used for storage, which leads on to a service area and a compact kitchenette. A secure door at the back of this space provides access to shared WC facilities, including both female and disabled amenities. The property has the added benefit of internal roller shutter doors leading in, offering extra security.

Location

Located in the heart of Windermere on Birch Street off Crescent Road. Windermere sits just east of Lake Windermere, the largest natural lake in England and is therefore a highly popular all year round tourist destination. Windermere is

Accommodation

Area	SQ FT	SQ M
GIA	730.65	67.88
Total	730.65	67.88

Services

We understand the property is connected to mains water, gas and electricity

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to rent by way of a new lease for a term of 5 years with a break option at year 3 at £16,800 per annum. A service charge is levied on the property, currently £960 per annum.

Business Rates

Any ingoing tenant is likely to receive small business rate relief however own enquires should be made.

Money Laundering

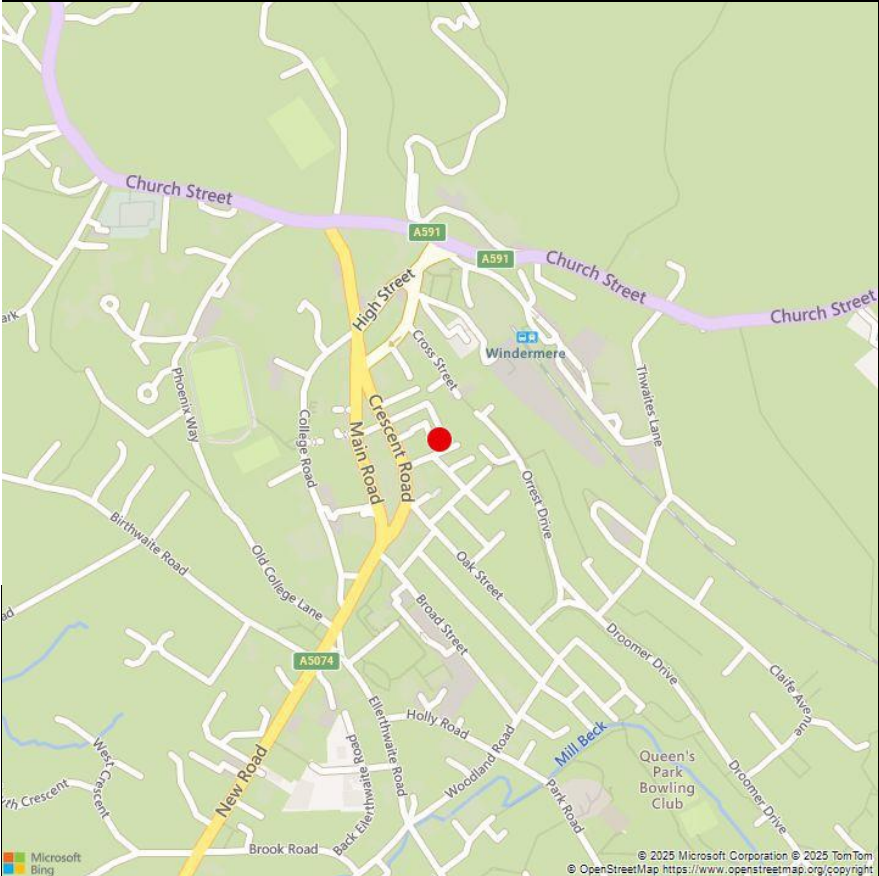
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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

caroline.hayton@dmhall.co.uk



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.

Call us | 01539 740500

Visit our website | www.dmhall.co.uk

DM HALL

CHARTERED SURVEYORS



Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

