

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£15,000

10 Main Road, Windermere, LA23 1DY

Right in the heart of Windermere Village, a prominently located, neatly presented commercial unit currently with A3 planning (Restaurant and café) but would be equally suited for retail subject to the necessary consents. With the added bonus of basement storage area and WC. Available on a new lease with terms to be agreed. The current business is relocating.

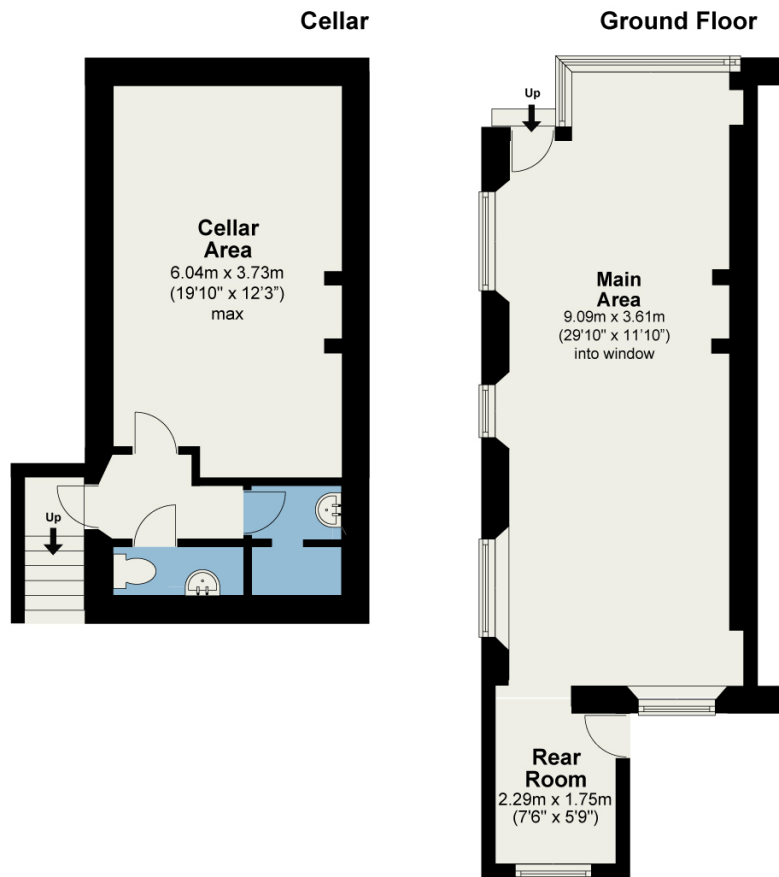
Quick Overview

350 sq. ft. main front area plus rear room
Cellar and WC
Excellent central location
A3 Planning
Rear yard area
New lease to be created
Current business relocating

Property Reference: W5860



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Total area: approx. 66.9 sq. metres (720.2 sq. feet)

For illustrative purposes only. Not to scale. REF: W5468

Description Following the departure of the previous tenant the unit has been extensively modernised and put back in good repair. The result is a clean "blank" canvas ready for a new tenant.

A new lease will be created but its hopeful that this can be for 9 years or more, with rent reviews every 3 years and a starting rent of £15,000 pa on an effectively fully repairing and insuring basis.

Currently the planning is for A3 use (Restaurant and café) although subject to a change of use could equally make an excellent retail unit.

Location A prime located premises available on lease with possession immediately available. Visible from the main road, Ellera road, Crescent road and as traffic enters the village on Victoria Road and right in the heart of Windermere Village which has become an ever increasingly popular tourist destination. Located in the central one way system on Main Road.

Ground Floor

29' 10" into display window x 11' 10" (9.09m x 3.61m)

Cellar 19' 10" max x 12' 3" (6.05m x 3.73m)

WC with wash basin

Property Details

Outside To the rear of the property is a yard area with the neighbouring property having pedestrian rights of access.

Services Mains water, drainage and gas.

Tenure The unit is available on a new lease with the starting rent of £15,000 pa.

Business Rates South Lakeland District Council. Rateable value of £9,600 with an amount payable of £4,838.40 for 2021/22. Small business rate relief may apply whereby actually no rates are paid (dependent upon occupation circumstances)

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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