



## Windermere

**£490,000**

Freehold Premises, 3 Victoria Street, Windermere, Cumbria, LA23 1AD

A fantastic opportunity to purchase this freehold property in a superb location in Windermere village. Offering an office space with large display windows in a prime location. A 2 bedroomed first floor apartment with off road parking and a 1 en-suite bedroomed first floor flat with planning permission ready for renovation.

### Quick Overview

Freehold Property  
 Commercial Office, 2 bedroomed flat & 1 bedroomed local occupancy flat  
 Windermere Village  
 Small yard  
 No Chain  
 Close to all the amenities and transport links  
 Flat 2 is in need of full refurbishment  
 An ideal investment property with tenants in situ  
 Off road parking for the 2 bedroomed flat  
 \*Superfast Broadband Speed of 80Mbps



3



2



2



E



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5977



Rafters Flat - Open Plan Living Room



Rafters Flat - Open Plan Living Room/Kitchen



Rafters Flat - Bedroom 1



Rafters Flat - Bedroom 2

### Description

A fantastic opportunity for an investor with tenants in situ for the 2 bedroomed flat and the office space generating an income of approximately £20,000 per annum plus planning permission for a 1 bedroomed flat with a local occupancy clause.

The office space has fantastic display windows, a storage cupboard, a further area with wash hand basin and separate WC.

The access to the flat is at the rear with a small yard and a shared entrance with stairs leading to the First Floor. 'Rafters Flat - Flat 1' is a 2 bedroomed flat with open plan living room/dining room and kitchen with integrated appliances. The shower room offers a large shower cubicle, WC and pedestal wash hand basin. This property is currently let out on an assured shorthold tenancy agreement and it would be ideally sold with the tenants in situ.

Flat 2 has planning permission to become a 1 bedroomed en-suite flat with a local occupancy clause. The property offers a blank canvas for renovation but with water and electricity already installed.

### Location

Set in a fantastic situation in central Windermere only a stones throw from Windermere train station and bus stop.

On entering Windermere's one way system off the A591, 3 Victoria Street can be found on the corner of the Booths entrance with parking for the office directly to the front.

### Accommodation (with approximate measurements)

#### Office Space

25' 9" x 17' 5" (7.85m x 5.31m)

#### Rear Hall

#### WC

#### Store Cupboard

#### Rafters Flat - Flat 1

#### Living/Dining Room and Kitchen

17' 11" x 13' 10" (5.46m x 4.22m)

#### Bedroom 1

11' 4" x 11' 1" (3.45m x 3.38m)

#### Bedroom 2

11' 6" x 6' 2" (3.51m x 1.88m)

#### Shower Room

## Flat 2

### Proposed Living Room/Kitchen Diner

15' 9" x 14' 7" (4.8m x 4.44m)

### Proposed En-Suite Bedroom

12' 2" x 9' 9" (3.71m x 2.97m)

### Property Information:

#### Services

Mains electricity, water and drainage.

#### Council Tax/Business Rates

Westmorland and Furness Council.

Rafters Flat - C

Flat 2 - TBC

Office Space - A rateable value of £9,400 with the amount payable being £4690.60.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### What3Words

//swift.inversion.correctly



Flat 2 - Proposed Living Room/Kitchen Diner



Flat 2 - Proposed Living Room/Kitchen Diner



Flat 2 - Proposed En-Suite Bedroom

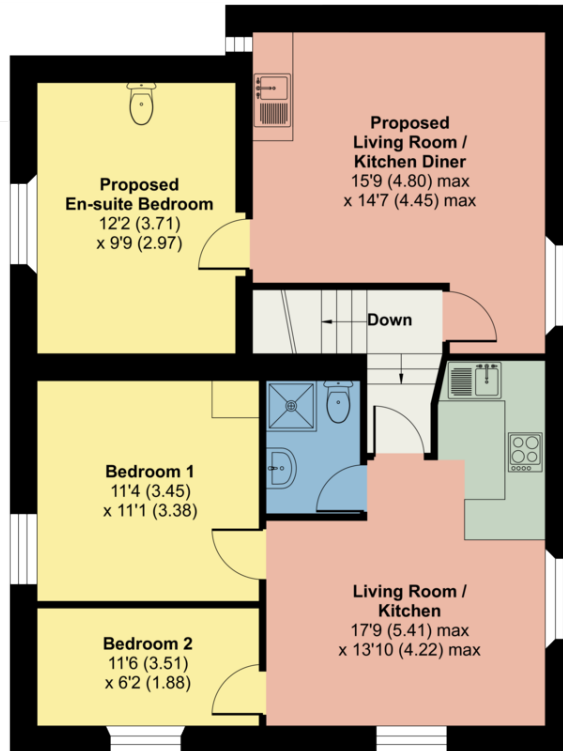


Flat 2 - Proposed En-Suite Bedroom

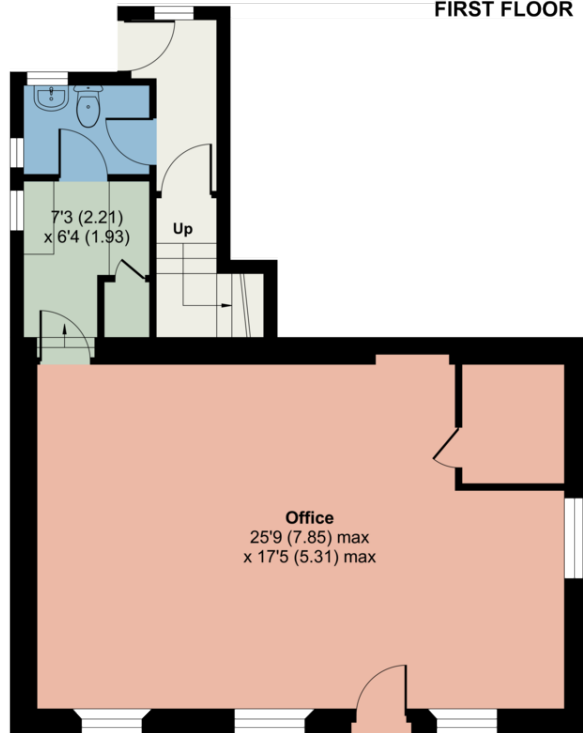
# Freehold, 3 Victoria Street, Windermere, LA23

Approximate Area = 1440 sq ft / 133.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1013106

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/08/2023.

Request a Viewing Online or Call 015394 44461