



## Royal Square

Premises at Victoria Buildings, Royal Square,  
Bowness On Windermere, Cumbria, LA23 3ED

Right in the heart of the ever busy and vibrant tourist village of Bowness On Windermere, a vacant shop unit available on assignment for the current lease due to the relocation of the current business amounting to a little over 1100 sq. ft.

## £5,000 Ingoing

### Quick Overview

Excellent Trading Location  
Dual Entrances and Small Office  
Accommodation over 2 floors  
A little over 1100 sq ft  
Rare vacant unit

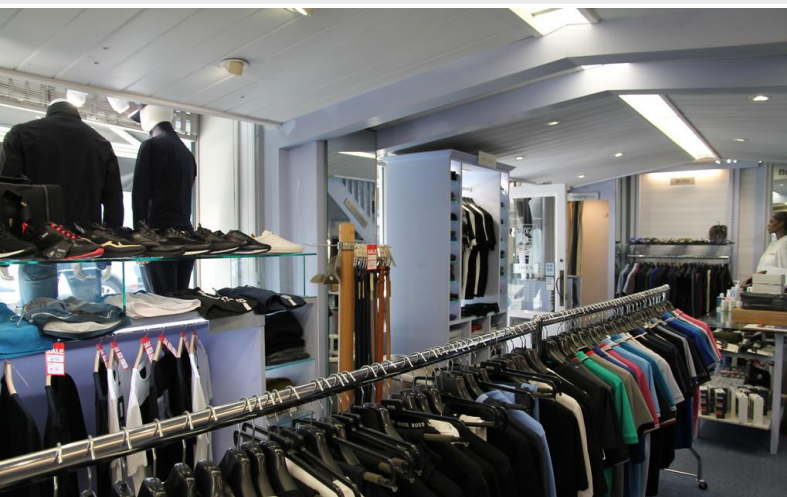


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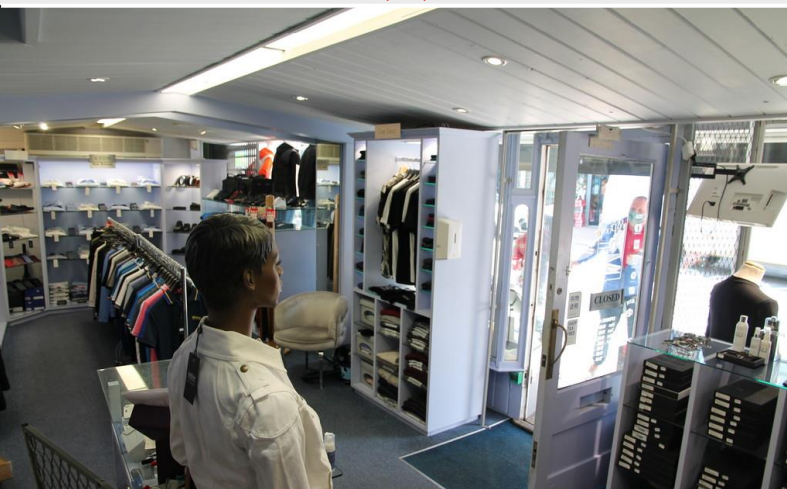
Property Reference: W6001



Upper Display Area



Ground Floor Display and Sales Area



Ground Floor Display and Sales Area



First Floor Display Area

**Description:** The retail unit has been a gents clothing retailer for many years but is becoming available as the current business is relocating.

The location is right in the centre of this ever popular and thriving tourist village, one of the best known in the Lake District National Park.

The accommodation is arranged over two floors and amounts to a little over 1100 sq ft with dual access both from the front off Royal Square and the rear pedestrianised street of Ash Street.

**Location:** Positioned in Royal Square in the beating heart of Bowness village on the main thoroughfare through. Leaving our Windermere office take New Road and continue down into Bowness. The Shop can be found just after the roundabout opposite Tesco and has street frontage to Ash Street too.

**Front Entrance into Sales Area.**

**Internal Hallway** With stairs leading to a store room.

**Rear Display Area**

**Store Room** With separate WC with wash basin.

**Stairs to First Floor Display Area**

**Services:** Mains water, electric and drainage.

**Tenure:** Leasehold on a 7 year lease from the 6th of March 2020 with a rent payable of £26,200 per year currently.

**Business Rates** Rateable value of £23,750 with the amount payable of £12,160 for 2023/2024. Small business rates relief may apply for new businesses/single premises, please contact Westmorland and Furness Council for further information.

**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.



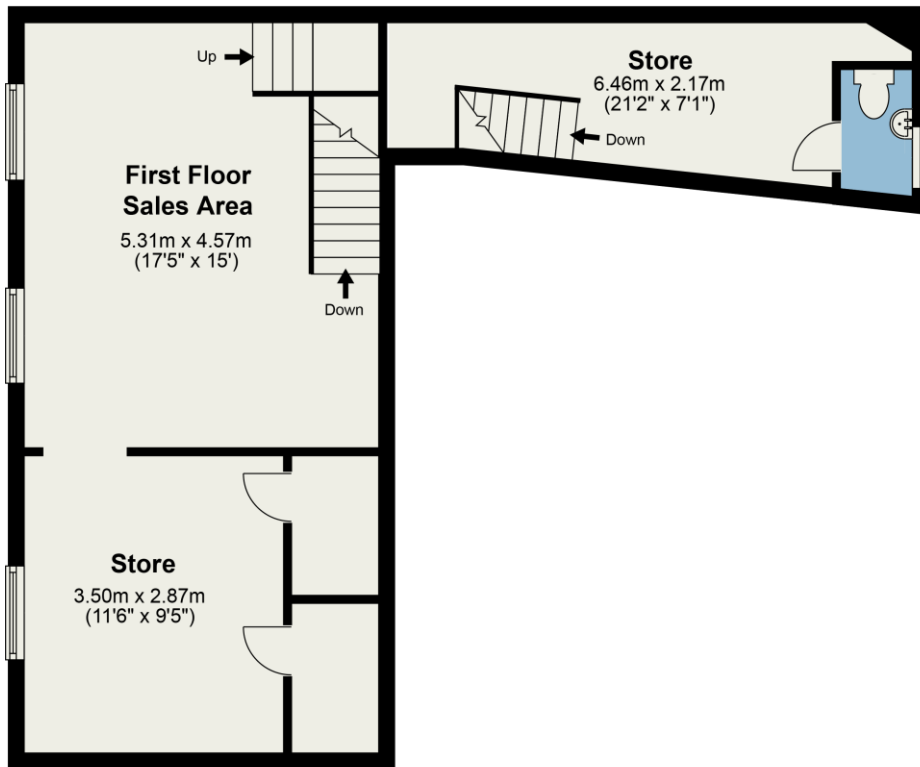


Front Elevation

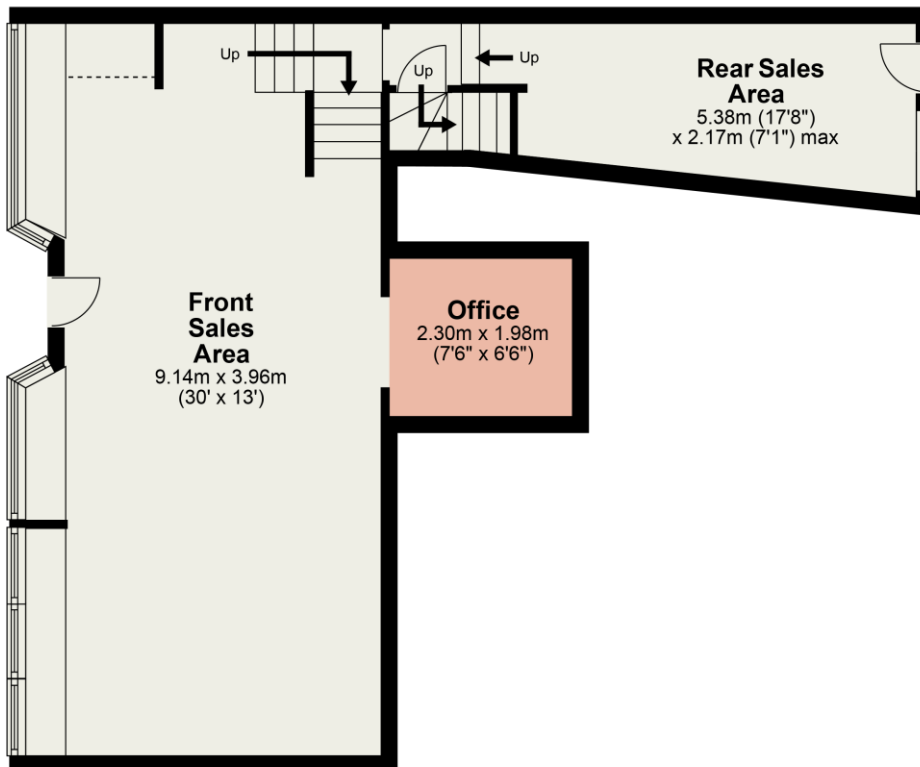


Front Elevation

## First Floor



## Ground Floor



Total area: approx. 107.7 sq. metres (1159.7 sq. feet)

For illustrative purposes only. Not to scale. REF: W6672

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 01/09/2023.