



Windermere

£850,000

Above Beck & Over Beck, Woodland Road, Windermere, Cumbria, LA23 2AN

A great investment in Windermere of a substantial 4 bedroomed first floor flat with large retail shop beneath with excellent garage, workshop area and off road parking all currently let.

Quick Overview

- 4 bedroomed first floor apartment
- 1 Reception room & 1 bathroom
- Convenient location
- Retail/storage premises below
- Ideal investment opportunity
- Close to amenities and schools
- In good decorative order
- Ideal permanent home/long term let
- On road parking
- *Ultrafast fibre broadband available



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Ultrafast
Fibre
Broadband



Off road parking
for retail premises

Property Reference: W6071



Over Beck Shop Front/Showroom



Over Beck Showroom



Over Beck Garage/Workshop



Above Beck Living Room

Description: A great investment in Windermere of a substantial 4 bedroomed first floor flat with large retail shop beneath with excellent garage, workshop area and off road parking all currently let out creating an income of £950.00pcm for the flat and £2,732.00pcm for the ground floor premises.

The flat has had a new Viessman Central Heating Boiler installed in the flat in September 2023 and a new roof was completed in 2021.

Location: Leaving Windermere town centre travelling towards Bowness take the first left turn on to Broad Street. At the bottom of Broad Street turn right on to Woodland Road, continue down Woodland Road and the property can be found on the left hand side before the junction with Ellerthwaite Road and Park Avenue.

Property Overview: Above Beck (flat) and Over Beck (retail premises, garage and workshop) offer a great investment opportunity all being let out and providing a current rent of £2,732.00pcm (£32,784)

Above Beck is a surprisingly large 4 bedroomed first floor apartment currently let out on an assured shorthold tenancy with a monthly rent of £950.00pcm.

Accommodation (with approximate measurements)

Over Beck:-

Showroom/Shop Front 28' 6" x 17' 5" (8.69m x 5.31m)

Showroom 2 17' 3" x 15' 2" (5.26m x 4.62m)

Showroom 3 14' 2" x 13' 1" (4.32m x 3.99m)

Office 12' 7" x 11' 0" (3.84m x 3.35m)

Kitchen 15' 3" x 8' 8" (4.65m x 2.64m)

WC & washbasin

Storeroom 4 40' 2" x 18' 10" (12.24m x 5.74m)

Garage/Workshop 17' 5" x 15' 0" (5.31m x 4.57m)

Outside: Off road parking for 3 cars immediately in front of the property.

Above Beck:-

Entrance porch

Stairs lead to the first floor.

Hallway

Living Room 18' 4" x 15' 6" (5.59m x 4.72m)

Kitchen 15' 8" x 10' 9" (4.78m x 3.28m)

Bedroom 1 13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom 2 11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom 3 12' 3" x 8' 2" (3.73m x 2.49m)

Bedroom 4 17' 8" x 15' 6" (5.38m x 4.72m)

Cloakroom WC.

Bathroom

Property Information:

Services: Mains electricity, water and drainage connected. Gas fired central heating installed.

Tenure: Above Beck - Freehold. Vacant possession upon completion.

Over Beck - The retail premises is on a commercial lease until October 2025.

Council Tax: Above Beck:- Westmorland and Furness Council - Band c

Business Rates: Over Beck:- Westmorland and Furness Council - Rateable value of £8,800 with the amount payable of £4,312.00 for 2023/24. Small business relief may apply depending on circumstances.

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: //commander.dares.changed

Notes: *Checked on <https://www.openreach.com/> 8th April 2024 - not verified.



Above Beck Kitchen



Above Beck Bedroom 1



Above Beck Bedroom 2



Above Beck Bedroom 4

Above Beck, Woodland Road, Windermere, LA23

Approximate Area = 1580 sq ft / 146.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Prodecim 2024. Produced for Hackney & Leigh. REF: 1198232

Over Beck, Woodland Road, Windermere, LA23

Approximate Area = 1713 sq ft / 159.1 sq m
Garages = 1019 sq ft / 94.6 sq m
Total = 2732 sq ft / 253.7 sq m
For identification only - Not to scale



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