



Bowness-on-windermere

£30,000 p.a

Vacant Shop, Victoria Buildings, Royal Square,
Bowness-on-windermere, LA23 3ED

Set in the heart of the thriving tourist village of Bowness On Windermere a fantastic double fronted vacant shop unit in one of the most prominent locations in the village with the added advantage of fronting both Lake Road and Ash Street.

Quick Overview

- Excellent trading location
- A little over 1100 sq ft
- Dual entrances
- Accommodation over 2 floors
- A rare vacant unit
- Large display windows
- Freehold available by separate negotiation



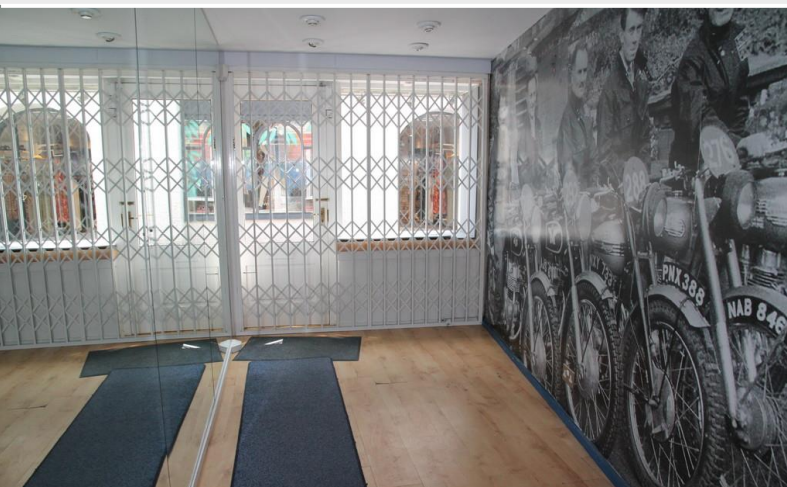
Property Reference: W6145



Ground floor sales area



Ground floor sales area



Ground floor sales area



First floor sales area

Description: Set in the heart of the thriving tourist village of Bowness On Windermere a fantastic double fronted vacant shop unit in one of the most prominent locations in the village with the added advantage of fronting both Lake Road and Ash Street.

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

Property Overview: Owned by the same family since the 1970s, this shop is available at a annual rent of £30,000 ideally on a 5 year lease and the owners are open to suggestions.

Historically it has been two shops, the larger older part fronting Lake Road dating back tot he 1850s and a new addition in perhaps the 1970s to the rear fronting Ash Street with a connecting door.

We understand the main roof was re-roofed in 2007, with the smaller roof for the rear section being done 2009.

Whilst the property is available to rent, it is the intension of the owners to sell the freehold which is available at an asking price of £695,000.

Accommodation: (with approximate measurements)

Front Entrance into Sales Area. 30' 0" x 13' 0" (9.14m x 3.96m)

Office/Store 7' 6" x 6' 6" (2.29m x 1.98m)

Rear Sales Area 17' 8" x 7' 1" max (5.38m x 2.16m)

Stairs to First Floor Display Area

First Floor Sales Area 17' 5" x 15' 0" (5.31m x 4.57m)

Store Room 21' 2" x 7' 1" (6.45m x 2.16m)

2nd separate staircase to

Store 11' 6" x 9' 5" (3.51m x 2.87m)

Property Information:

Services: Mains water, electric and drainage.

Tenure: Leasehold. Subject to a 5 year lease dated the .A copy of the lease is available for inspection at the office.

Business Rates: Rateable value of £23,750 with the amount payable of £12,160 for 2024/2025. 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.

What3Words: //staple.fussy.promises



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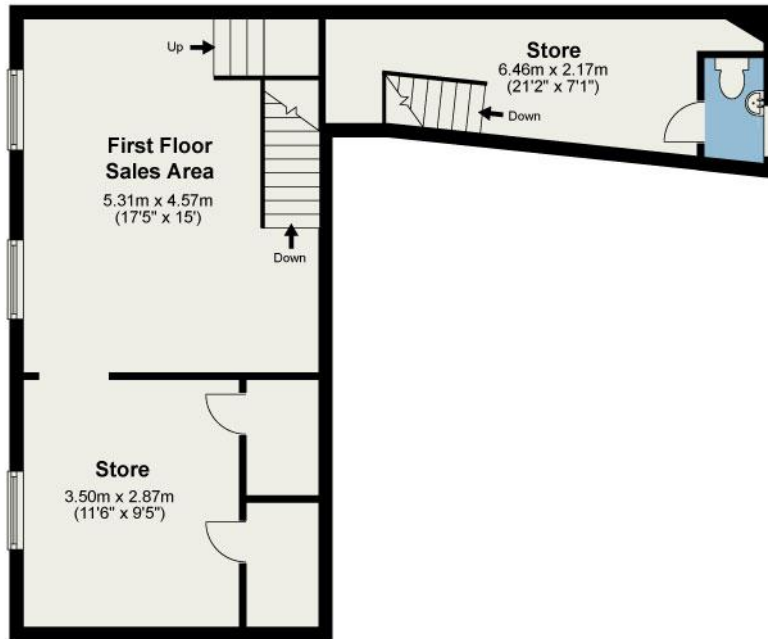


Store

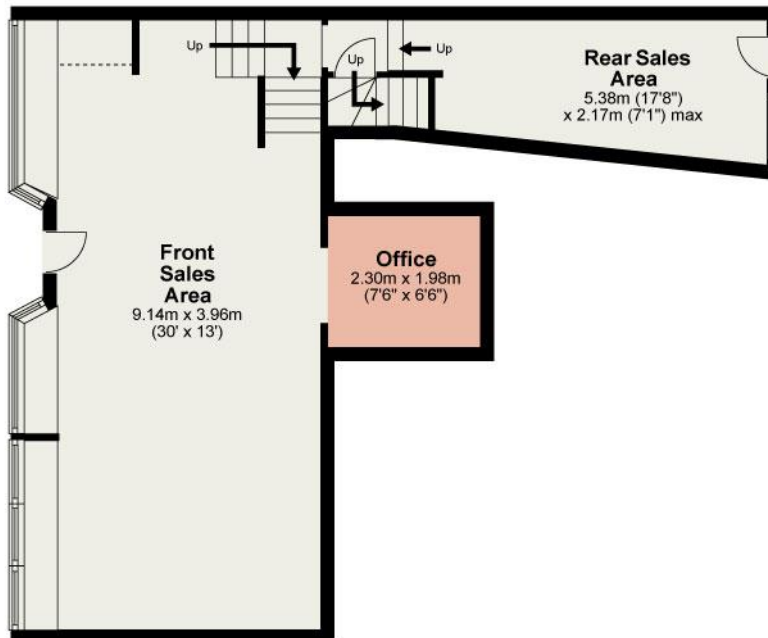


Rear elevation

First Floor



Ground Floor



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

For illustrative purposes only. Not to scale. REF: W5672

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 02/09/2024.