



# Vacant Shop Unit, (Lake Jewellery Direct)

Queens Square, Bowness-on-Windermere, LA23 3BY

£12,000 Ingoing

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

t 015394 47717 f 015394 47617

e sales@matthewsbenjamin.co.uk

w www.matthewsbenjamin.co.uk



Rare opportunity to acquire a prominent and centrally located vacant shop unit with ground floor sales area of over 300 sq/ft plus a stock room, kitchenette and WC. Occupying a prime position fronting Ash Street, Crag Brow and Queens Square with excellent footfall in possibly one of the best trading locations in Bowness-on-Windermere. Available on a new 6 year secure lease (or longer) at the rental of £15,000 per annum.

Presently used as a jewellery shop and established since 2006, the premise is available with vacant possession and is available with fitted fixtures and fittings. Located in central Bowness in a fantastic prominent position with a full 9'4 wide and 4' deep display window on the corner of Ash Street and Crag Brow on the main thorough through heading down towards Bowness Bay and the Promenade, with an excellent foot fall of pedestrians especially in the summer months.

### Directions

From our Windermere office in Ellerthwaite Square, head towards Bowness-on-Windermere on the Lake Road. Entering Bowness continue through the shops and down Crag Brow hill to the mini roundabout. The premises can be found immediately on the left hand side facing the round about at the top of cobbled Ash Street.

### Main Sales Area 21'6" x 12' (6.6m x 3.7m) 306 sq/ft

Entrance vestibule with timber glazed entrance door leads into sales area with 9'6 window frontage to the main street and full height window with raised window display. Finished with hardwood flooring, freestanding display cabinets and florescent and spot lighting. The fitted counter is curved with aluminium plating and built in shelving units behind.

### Rear Store Room 12' x 2'7 (3.7m x 0.8m)

Used as a stock room, this area is partitioned off from the main sales area but can be opened up to be made bigger.

### Kitchenette

Small kitchen area with narrow work surface to both sides and window.

### Separate WC

Toilet facility with WC and hand wash basin.

### Services

Mains water, drainage and electricity.

### Business Rates

South Lakeland District Council. Rateable value of £11,500 with an amount payable of £4800 for 2016/17. Small business rates may apply.

### Tenure

The premises is available on a new 6 year fully repairing and insuring lease at the rental of £15,000 per annum, with rent review every 2 years. The Landlords will consider a longer lease if so desired.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

