

# DM HALL

## To Let

High Spec Office/  
Showroom

Rowan House,  
Beresford Road,  
Windermere  
LA23 2JG



249.25 SQ M  
2683 SQ FT

# Property Details

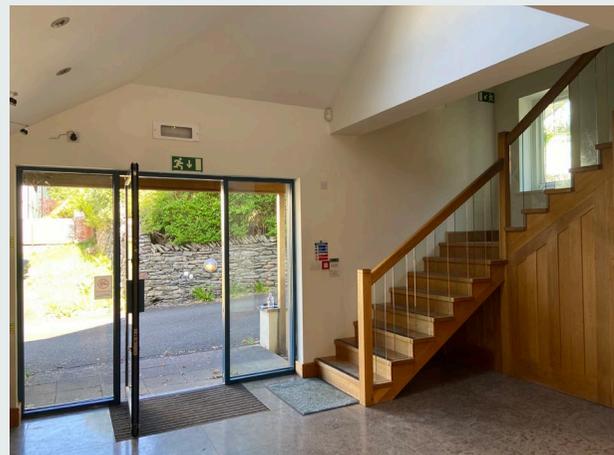
- £30,000 per annum for the whole
- £16,000 per annum for the ground floor
- £14,000 per annum for the first and second floor

## LOCATION:

The property is located in Windermere, just off Beresford Road and within easy walking distance of the town centre. It occupies a private courtyard setting, surrounded by a mix of residential properties, guest houses, and leisure facilities. Windermere lies in the heart of the Lake District National Park, one of the UK's most popular and picturesque tourist destinations. Renowned for its natural beauty, the area attracts visitors year-round, offering a strong and consistent flow of tourism throughout all seasons.

## DESCRIPTION:

Situated within a private, self-contained site with shared access from Beresford Road this three-storey impressive showroom and office building has been thoughtfully designed and individually created to combine modern design with traditional materials. Internally the property offers space to a very high standard and is presented in immaculate condition. Upon entering the property there is spacious vestibule/lobby area, featuring local stone flooring in parts, access to disabled WC facilities and a lift. From the lobby, access is provided to the ground floor office space, while a bespoke oak staircase leads to the first floor which offers additional office or showroom space, along with toilet facilities, a fitted kitchen area, and further private offices.



# Property Details

Stairs continue from the first floor leading to a versatile space suitable for further office use or storage, complemented by a mezzanine viewing gallery. The property would be well-suited to a variety of uses, ranging from high-quality headquarters office space to an upscale showroom. The property benefits from a dedicated car park accommodating approximately 10 vehicles.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

FLOOR	SQ M	SQ FT
Ground Flr	114.67	1234
First Flr	96.75	1041
Second Flr	37.83	407
<b>Total</b>	<b>249.25</b>	<b>2683</b>

## SERVICES:

We understand mains water, drainage and electricity are laid on to the property.

## TERMS:

The property is available to let as a whole at an asking rent of £30,000 - the property would also be available to let on a floor by floor basis as follows - Ground Floor £16,000 per annum, First & Second Floor £14,000. Terms to be agreed.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The current rating is C.



# Property Details

## NON DOMESTIC RATES:

The property as a whole has a Rateable Value of £25,000 per annum.

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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**DM HALL**



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**RICS**