

# DM HALL

# For Sale

## Investment



**22 Lake Road,  
Bowness On  
Windermere,  
Cumbria  
LA23 3AP**

**Excellent Mixed Use  
Investment Property**

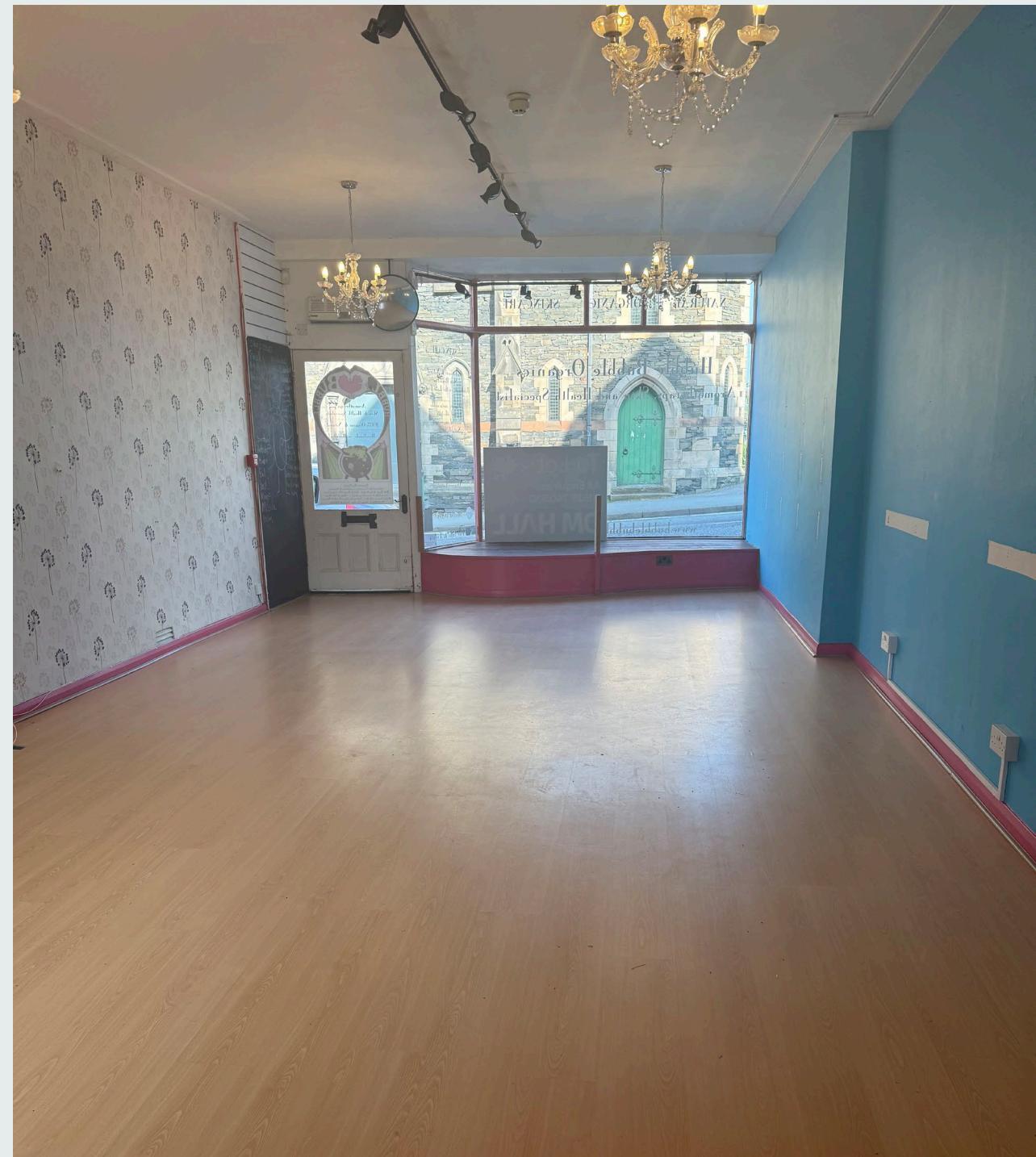
# Property Details

- PRIME LOCATION IN THE HEART OF THE LAKE DISTRICT
- RARE INVESTMENT OPPORTUNITY
- MIXED USE OF RETAIL AND RESIDENTIAL
- ASKING PRICE FOR THE FREEHOLD INVESTMENT £675,000

## LOCATION:

22 Lake Road is situated in the heart of Bowness-on-Windermere, one of the most prominent and heavily visited towns in the Lake District National Park — a UNESCO World Heritage Site. The town is internationally renowned for its natural beauty, access to Lake Windermere, and vibrant mix of tourism, hospitality, and independent retail. Bowness attracts millions of domestic and international visitors annually, ensuring year-round footfall and consistent demand for retail, leisure, and residential property.

The property lies on Lake Road (A5074), the town's principal commercial thoroughfare, which links Windermere village to the north with Bowness's town centre and lakefront to the south. Lake Road is a busy and high-profile location with constant pedestrian and vehicle traffic, especially during peak tourist seasons.



# Property Details

## DESCRIPTION:

A rare opportunity to acquire a mixed-use investment property, perfectly positioned in the heart of the Lake District.

Situated on the ever-popular Lake Road, the property features a prominent ground floor retail unit with a glazed frontage, offering excellent visibility and footfall. This retail space also has the added benefit of a large basement facility currently utilised as treatment space and further storage.

Above, the first floor hosts a spacious three bed apartment, currently let on an Assured Shorthold Tenancy. The apartment is light and airy, enjoying far-reaching views towards the surrounding fells. Tastefully decorated throughout, it provides a high standard of living accommodation.

To the rear of the property, there are two additional income-generating units: a one-bedroom studio flat, which is currently let, and a small office, also let. Both units have private access from the side of North Terrace.

## INVESTMENT DETAILS:

The ground floor retail unit is currently let to a Bakery on a new lease at a passing rent of £10,000 per annum.

The three bed apartment is let on an Assured Shorthold Tenancy (AST) at £1250 per calendar month (pcm), generating an annual income of £15,000 per annum.

The rear storage unit is let to a professional services tenant at an annual rent of £4,200 per annum.

The one bed studio flat is let on an Assured Shorthold Tenancy at £575 per calendar month, generating an income of £6900 per annum. This is in the process of being upgraded and will therefore shortly have increase in this rental income once complete.

Therefore, the property has the potential to generate a total annual income of £36,100.



# Property Details

## SERVICES:

The subjects benefit from mains water, electricity and gas

## SALE TERMS:

Our client is seeking offers in the region of £675,000 for the freehold investment

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPC) for the subjects is available upon request.

## PROPOSAL:

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

## LEGAL COSTS:

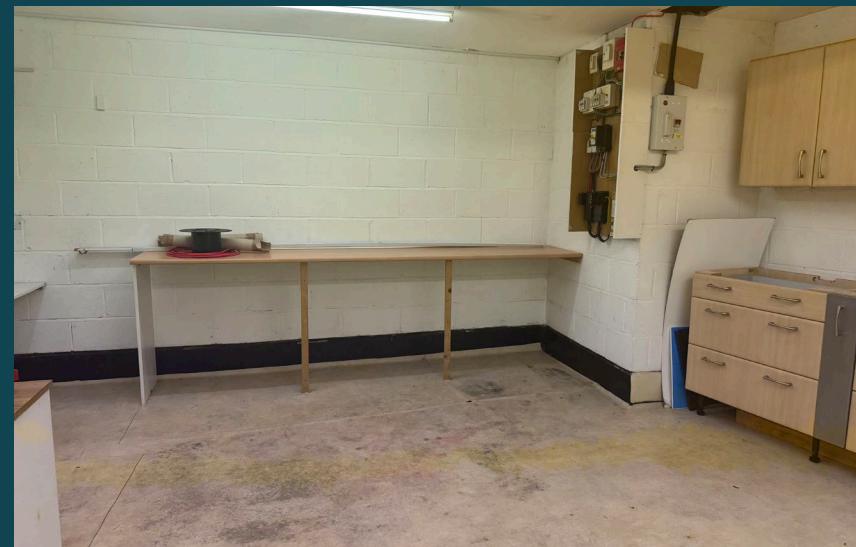
Each party will be responsible for paying their own legal costs incurred in this transaction.

## 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

[suzie.barron@dmhall.co.uk](mailto:suzie.barron@dmhall.co.uk)

[caroline.hayton@dmhall.co.uk](mailto:caroline.hayton@dmhall.co.uk)

## DM Hall Commercial Department

91-93 Stricklandgate, Kendal LA9 4RA

01539 740500

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.