



## To Let

7 Lake Road,  
Bowness-On-  
Windermere,  
Windermere,  
Cumbria, LA23 3BT

408 Sq Ft | 37.9 Sq M

£20,000 per annum

- Prime location
- Double Frontage onto Lake Road
- GIA: 408 sq ft
- £20,000 per annum



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## Description

Situated in a prime location in the heart of Bowness, this retail property at No. 7 Lake Road occupies part of a lovely detached mixed use building. This retail section is offered with double glazed frontages on either side of a central entrance door. Upon entry, the property offers a good-sized open-plan retail area, benefiting from excellent natural light and visibility. To the rear, there are useful storage facilities and a WC. This well-presented retail unit provides an excellent opportunity for a range of occupiers seeking a prominent trading position within one of the Lake District's most popular destinations.

## Location

Ideally located on Lake Road, the main thoroughfare through the town from Windermere, the property sits within an area of mixed-use comprising both retail and residential premises. Nearby occupiers include restaurants, hair salons, and general retailers. Bowness-on-Windermere is an extremely popular year-round tourist destination, benefiting from consistent footfall and strong local demand.

## Accommodation

Area	SQ FT	SQ M
GIA	408	37.9
Total	408	37.9

## Services

The property is connected to main water, drainage and electricity.

## EPC

Energy Performance Asset Rating: TBC

## Terms

The property is available to let for a term of 10 years. A break option within this term may be incorporated, subject to negotiation.

## Business Rates

The property has a rateable value of £17,000, interest parties should make their own enquiries with the local authority on the rates payable.

## Money Laundering

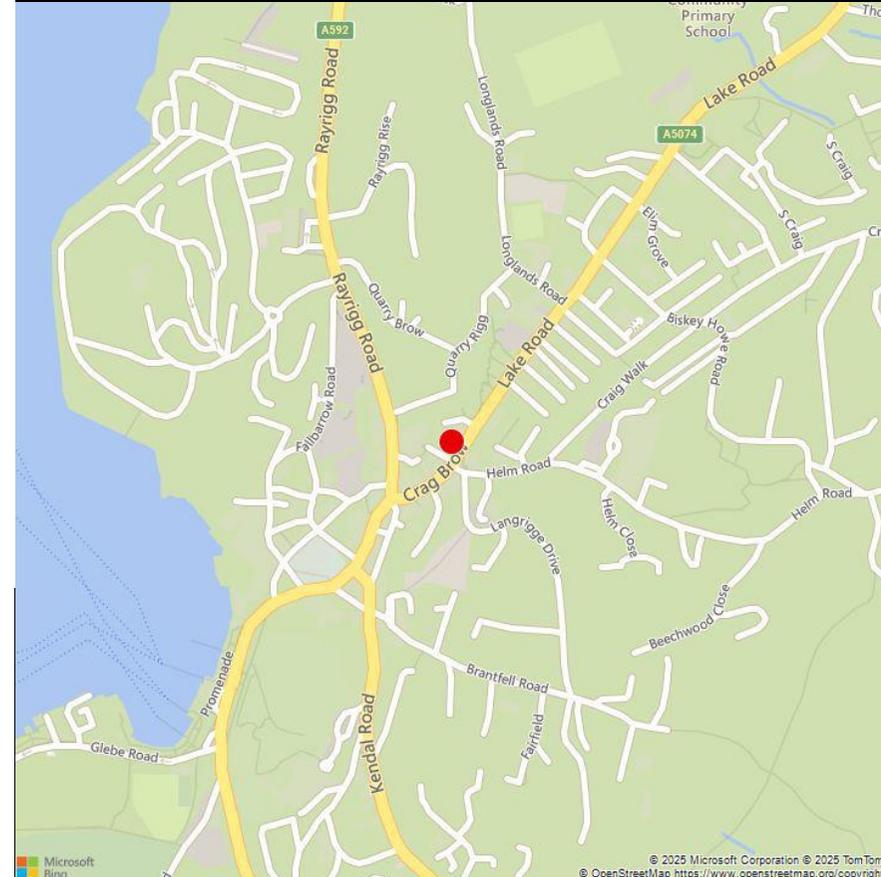
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

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

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

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**Suzie Barron**

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### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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