



Royal Square

£695,000

Vacant shop at Victoria Buildings, Royal Square, Bowness-on-Windermere, LA23 3ED

A fantastic investment opportunity to purchase a vacant 2 storey freehold shop in the beating heart of the thriving tourist village Bowness On Windermere having the added advantage of fronting both Lake Road and Ash Street.

Quick Overview

- Fantastic investment opportunity
- Excellent Trading Location
- A little over 1100 sq ft
- Dual Entrances
- Accommodation over 2 floors
- Rare vacant unit



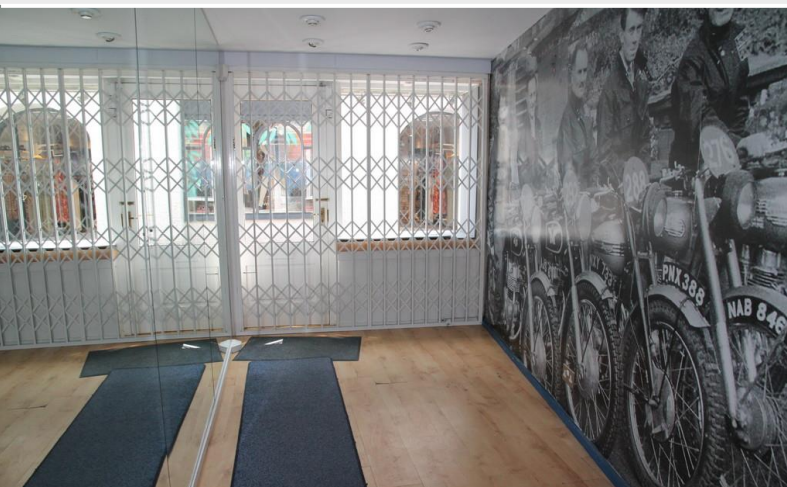
Property Reference: W6126



Ground floor sales area



Ground floor sales area



Ground floor sales area



First floor sales area

Description: A fantastic investment opportunity to purchase a vacant 2 storey freehold shop in the beating heart of the thriving tourist village Bowness On Windermere having 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, the sale provides a relatively rare chance to purchase a freehold unit in the centre of Bowness On Windermere having both good frontage to the main Lake Road and also to the pedestrian street of Ash Street.

Historically it's been two units and subject to the necessary consents this may be possible again to maximise the potential rental income.

The layout is split into a 2 storey shop unit fronting Lake Road, with good window displays and this part of the building could well date to perhaps the 1850s. The rear much smaller area fronting Ash Street is a much more recent addition and again is 2 storey and has a connecting doorway on the ground floor.

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

Whilst it is the intension of the owners to sell the freehold they may consider letting the property at a rent of £30,000 pa.

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: Freehold. Vacant possession upon completion.
The small office area/store on the ground floor is a flying freehold.

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



First floor sales area



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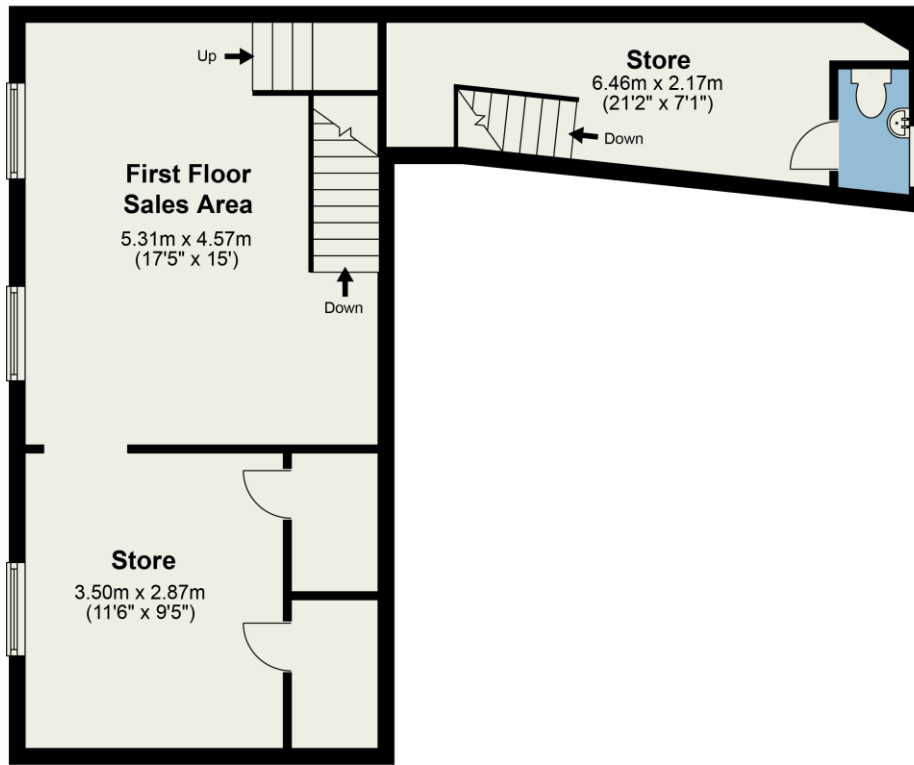


Store

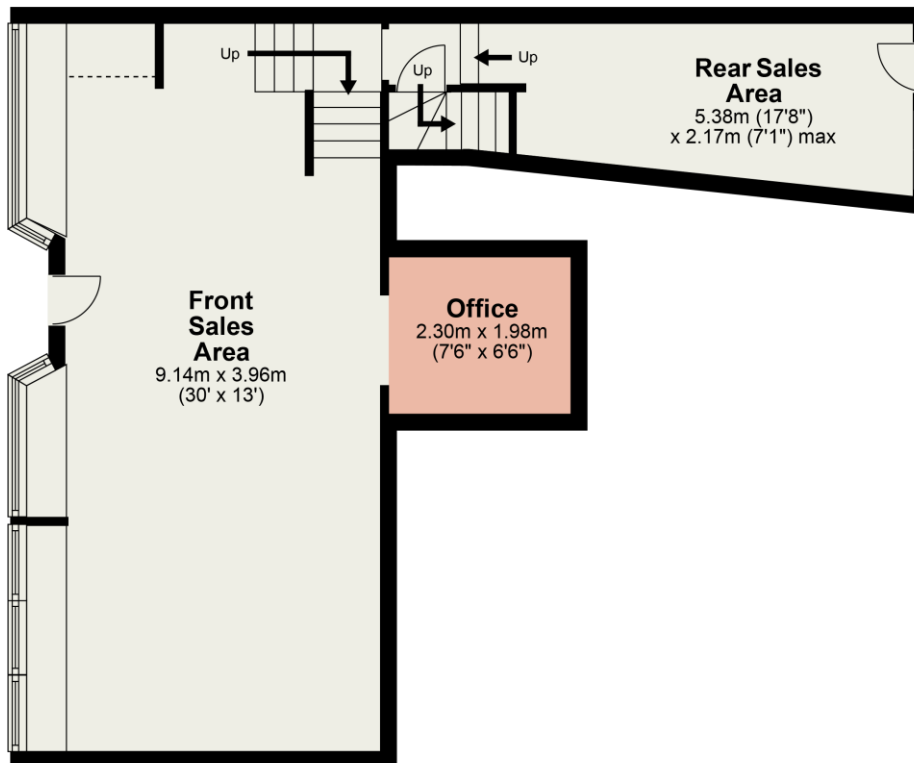


Rear elevation

First Floor



Ground Floor



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

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

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