

TO LET Attractive and Prominent Retail Premises

37 Crag Brow,
Bowness-on-Windermere,
Cumbria,
LA23 3BX

Edwin
Thompson



- Well located retail unit within the popular Lake District tourist town of Bowness-on-Windermere.
- Arranged over three floors with open plan retail accommodation over ground and first floor alongside a mixture of staff facilities, office, studio and storage accommodation.
- Nearby occupiers include, Tog24, Beatrix Potter, Rebel + Rose, Lonsdale Galleries Gift Shop, Antiques on High, Fat Face, Joules, Mountain Warehouse and a range of independent retailers, restaurants and public houses.
- Ground Floor Sales of approximately 371 sq ft with upper floor accommodation extending to an overall approximate internal area of 1,357 sq ft.
- To Let – £25,000 per annum exclusive

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LOCATION

The subject property is situated on Crag Brow forming part of the prime retailing pitch in central Bowness-on-Windermere, in the Lake District National Park which has UNESCO World Heritage Status. The attractive town of Bowness-on-Windermere, the Lake District's premier retail location, is situated at the central and eastern side of Lake Windermere, 9 miles west of Kendal and 16 miles from Junction 36 of the M6.

The retail unit is situated on the western side of Crag Brow occupying a prime trading position with Quarry Rigg Shopping Centre a short distance to the north, creating a thriving retail area in the heart of Bowness-on-Windermere. Bowness-on-Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Windermere having a resident population of circa 12,000 (2011 Census).

Bowness-on-Windermere is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. It covers 2,292 square kilometres and makes up a third of the total area of Cumbria with its boundaries extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 41,100 and Cumbria Tourism estimated that in 2016, Cumbria and the Lake District National Park received almost 40 million visitors, made up of 34.2 million day trippers and 5.4 million overnight visitors. These visitors brought in £2.2 billion to the region's economy with a large amount focused on the sprawling lakeside town of Bowness-on-Windermere the hub of the lakes tourism trade.

The attached plan shows the location of the premises (for identification purposes only).

THE PREMISES

The property comprises an attractive stone built mid terrace building of traditional Lakeland stone construction arranged over ground, first and second floor with basement level storage and rear garage.

THE SHOP

The property provides an attractive shop front with side pedestrian door into an open plan retail area leading to a rear staircase which provides access up the first and second floor which is arranged as a mixture of open plan retail space, offices, studio space, storage accommodation and ancillary staff facilities and WC's.

The property is ready for immediate occupation presenting to a good standard throughout, incorporating comfort cooling and heating ceiling mounted units at each level and lends itself to a variety of retail options, positioned in the heart of Bowness-on-Windermere retail core.

ACCOMMODATION

It is understood that the premises provide the following approximate internal measurements:

Ground Floor Sales	34.05 sqm	(371 sqft)
First Floor	46.00 sqm	(495 sqft)
Second Floor	46.00 sqm	(495 sqft)
Total approximate Net Internal Areas	126.05 sqm	(1,357 sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease agreement for a term to be agreed and at a rental of £25,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current Energy Asset Rating for the premises is C58.

RATEABLE VALUE

We understand from the VOA website that the premises had a Rateable Value of £17,250 and is described as shop and premises.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

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