

TO LET Attractive Retail Premises

7 St Martins Parade
Bowness-on-Windermere
Cumbria
LA23 3DY

Edwin
Thompson



- Well located retail unit within the popular Lake District tourist town of Bowness-on-Windermere.
- Attractive Shop Frontage with Open Plan Accommodation.
- Nearby occupiers include, The Post Office, Coral, The Lakes Gallery, Joules, Fat Face, The Cornish Bakery, Costa and a range of independent retailers and award-winning restaurants.
- Ground Floor Sales of approximately 54.67 sqm (588 sqft).

To Let – £18,000 per annum exclusive

Ref: P1186

23 Church Street,
Windermere
Cumbria
LA23 1AQ

T: 015394 48811
F: 015394 48916
E: windermere@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



LOCATION

The subject property is situated on St Martins Parade immediately adjacent to 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.

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.

St Martins Parade has a range of national and independent shops and cafes including Lago cocktail bar, The Post Office, Coral, The Lakes Gallery, with other nearby occupiers including Joules, Fat Face, The Cornish Bakery and Easy Breeze bar and restaurant.

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

THE PROPERTY

The property comprises an attractive mid terrace mixed-use building of traditional Lakeland stone construction on a popular retail parade which enjoys good footfall and trade, with the retail shop occupying the ground floor and the upper floors being residential.

THE SHOP

The ground floor shop provides an attractive shop front with central pedestrian door into an open plan retail area and a WC.

The property is ready for immediate occupation and lends itself to a variety of retail / commercial options presenting to a good standard throughout.

ACCOMMODATION

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

Ground Floor	54.67 m ²	(588 sq ft)
Total approximate Net Internal Areas	54.67 m²	(588 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 £18,000 per annum exclusive.

SERVICES

The property benefits from mains electricity, water and drainage connection.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate will be provided upon request.

RATEABLE VALUE

The property is not currently assessed for business rate purposes and will therefore need to be assessed upon occupation.

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

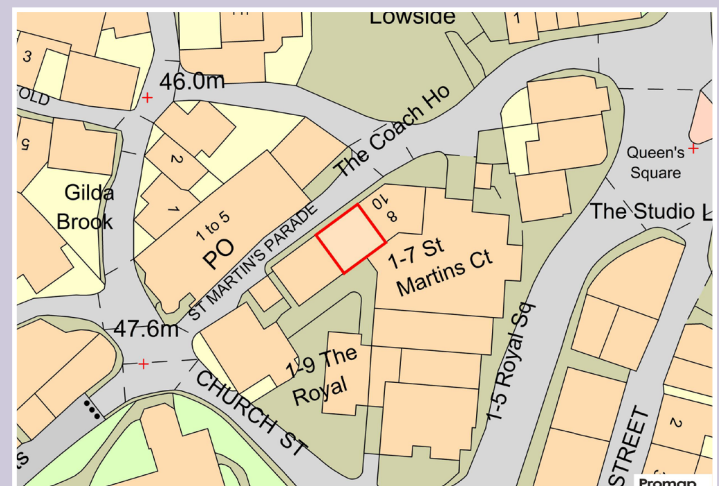
The property is available to view by prior appointment with Edwin Thompson LLP
Contact:

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

Amelia Todd – a.todd@edwin-thompson.co.uk

Tel: 015394 48811

www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in April 2024