

TO LET Attractive Retail Premises

9 Crescent Road
Windermere
Cumbria
LA23 1EA

Edwin
Thompson



- Well located self contained retail unit within the popular Lake District tourist town of Windermere
- Attractive Shop Frontage
- Nearby occupiers include, Boots, Greggs, The Co-Op, Barclays Bank, Scottie and Russell, The Northern Line and The Post Office
- Ground Floor Sales of approximately 474 sq ft

Ref:

To Let – £18,000 per annum exclusive

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LOCATION

The subject property is situated on Crescent Road, the prime retailing pitch in the town of Windermere in South Lakeland, Cumbria, in the North West of England. Windermere is an attractive tourist town situated close to the east shore of Lake Windermere, 8 miles to the west of Kendal and 14 miles from Junction 36 of the M6 Motorway.

Crescent Road forms part of the town centre and the main A5074 route travelling from the A591 and through to Bowness-on-Windermere, circa 1 mile away. The train station, bus interchange and the A591 are approximately 100m to the north giving good access to Kendal, the M6 and Ambleside.

The local vicinity boasts some of the leading high street retailers including, Boots, Greggs and WHSmith as well as a variety of local gift shops, cafes, leisure outlets and banks with occupiers including Scottie and Russell, Northern Line, Barclay's and Santander.

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

DESCRIPTION

9 Crescent Road provides a ground floor semi-detached retail shop with ramped access and retail frontage onto Crescent Road. The property has an attractive timber framed facade and entrance leading into an open plan sales area. There are provisions for a kitchen point to the rear and staff WC and a storage area in the basement.

ACCOMMODATION

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

Ground Floor Sales	44m ² (474 sq ft)
Basement Storage	36m ² (389 sq ft)

LEASE TERMS

The property is available by way of an assignment of an existing lease expiring October 2024 at a rental of £18,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

It is understood that the property has an Energy Performance Asset Rating of E104 and a copy of the Energy Performance Certificate is available upon request.

RATEABLE VALUE

The VOA website states that 9 Crescent Road has a Rateable Value of £9,700 and is described as a shop & premises.

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via South Lakeland District Council, telephone number 0845 0504434.

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:

Suzie Barron – s.barron@edwin-thompson.co.uk

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

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Windermere

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