



Windermere

£13,500 pa

22 Main Road, Windermere, LA23 1DY

A prominently located vacant shop unit in the heart of the thriving tourist village of Windermere in the Southern Lake District. With 410 sq ft of sales area plus basement storage area.

Quick Overview

- Vacant Shop
- Ideally situated
- Offering a new lease
- Occupation in January 2026
- On Street Parking
- Superfast Fibre Broadband



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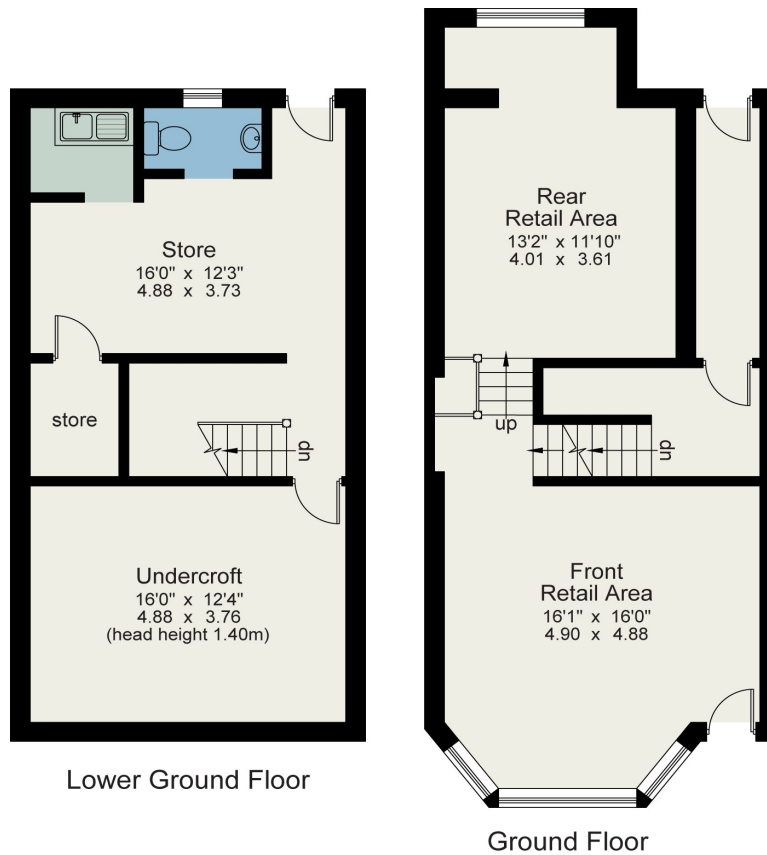


Superfast
Fibre
Broadband



On Street
Parking

Property Reference: W6303



Approx Gross Floor Area = 1114 Sq. Feet
 = 103.27 Sq. Metres

For illustrative purposes only. Not to scale.

Accommodation (with approximate measurements):

- Front Sales Area:** 16' 1" x 16' 0" (4.9m x 4.88m) A large almost full height display window, and a short flight of steps.
- Rear Sales Area** 13' 1" x 11' 10" Plus Bay Window (3.99m x 3.61m)
- Lower Ground Floor**
- Main Storage Area** 16' 6" x 12' 3" (5.03m x 3.73m) Stone flagged floor, door to rear
- Cloakroom:** Wash hand basin and WC, window to rear.
- Kitchen Area:** Stainless steel sink unit and store cupboard.
- Undercroft:** 16' 6" x 12' 4" (5.03m x 3.76m) A useful storage area with a head height restricted to 1.4 meters (4" 5").

Property Information:

- Business Rates:** Rateable value of £9,300 with the amount payable of £4640.70. Small business rates may be applicable.
- Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.
- Services:** Mains water, drainage and electricity.
- Lease:** 22 Main Road is now available for occupation from January 2026 as the current tenants are retiring. Set in a prominent location, the Landlord is offering a new lease with suggested term of rent of £13,500 per annum, for 5 or 7 year lease (longer if requested) on an effectively fully repairing and insuring basis.
- Viewings:** Strictly by appointment with Hackney & Leigh.

What3words and directions: [///done.cross.masterpiece](#) Traveling into Windermere from the A591, bear left and travel down the one way system, passing CoOp on your left hand side, coming to the traffic light, bear right and carry on up Main road, passing Brambles Cafe on your right hand side, keep going for approximately 120 yards and you will find Number 22 on the left hand side.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

N.B The rear door, hallway and staircase on the floorplan are the private access to the upstairs flat that is in separate ownership.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>