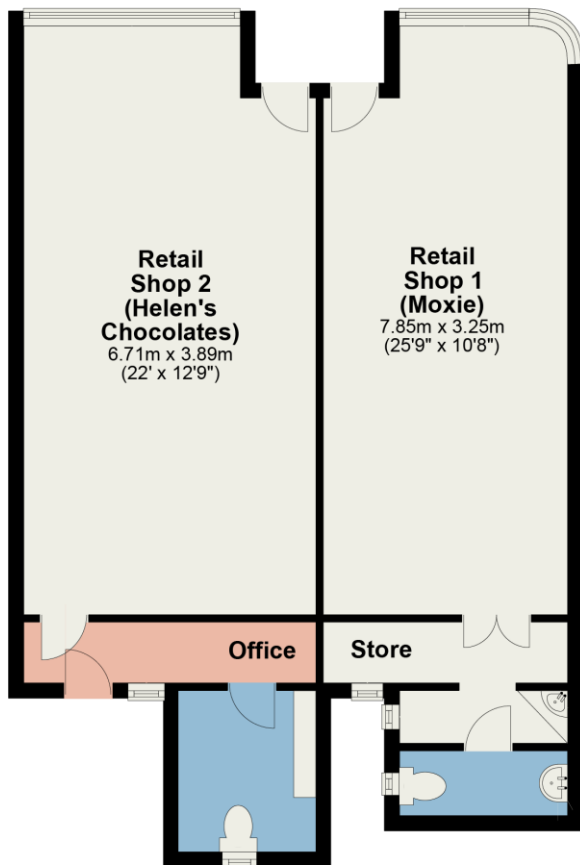
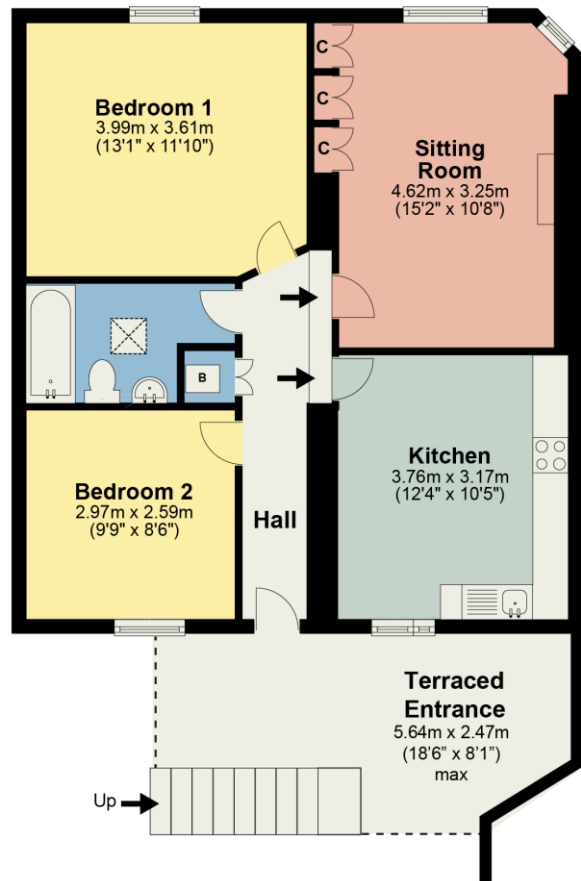


Ground Floor Retail Shops



First Floor Flat Above



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)

For illustrative purposes only. Not to scale.

Location In the centre of the bustling tourist village of Bowness on Windermere in this prime trading location at the corner of Queens Square and Ash Street.

The premises are offered for sale freehold as an investment portfolio along with the advantage of a spacious 2 bedroomed flat which is offered with vacant possession.

This small block of prime retail has been in the same family for nearly 100 years (1927) and the rare opportunity now arises to acquire the freehold (businesses not included or for sale).

Shop 1 Presently let to Duckdown Gifts Ltd on a 6 year lease from 14th July 2023 at £16,500 per annum. Approximately 300sqft in total with store and WC.

Shop 2 Presently let to Helens Chocolates Ltd on a 6 year lease from 1st March 2023 at approximately £15,922 per annum. Approximately 325sqft in total with store and WC.

Flat Above A spacious first floor flat suitable for permanent, holiday or staff usage.

Access via staircase out of rear yard.

Terrace Entrance 18' 5" x 8' max (5.61m x 2.44m max)
Hall

Sitting Room 15' 2" x 10' 5" (4.62m x 3.18m) Outlook on to Queens Square.

Dining Kitchen 12' 4" x 10' 5" (3.76m x 3.18m) Fitted units. Boarded roof space over.

Bedroom 1 13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom 2 9' 8" x 8' 8" (2.95m x 2.64m)

Bathroom 9' 8" x 7' (2.95m x 2.13m) 3 piece suite.

Tenure Freehold. Subject to 2 shop leases, vacant possession of the flat.

Council Tax South Lakeland District Council - Band B

Services Mains water and drainage. Mains electricity.

Please note: the gas has been disconnected for the flat.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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>

Request a Viewing online or Call 015394 44461