



**£32,000**

### Yewgarth Commercial Premises, New Road, Windermere, LA23 2LA

A fantastic opportunity to secure this commercial leasehold premises in a convenient location in Windermere village with ample parking and garage. Available for immediate occupancy for £32,000 per annum.

#### Quick Overview

Large office space to rent for £32,000 per annum

Available for early occupation

Fantastic central location

A new 3-5 year lease available

No VAT applicable

Off Road Parking

Garage

Gas Central Heating

Double glazed windows throughout

Superfast broadband of 80Mbps available

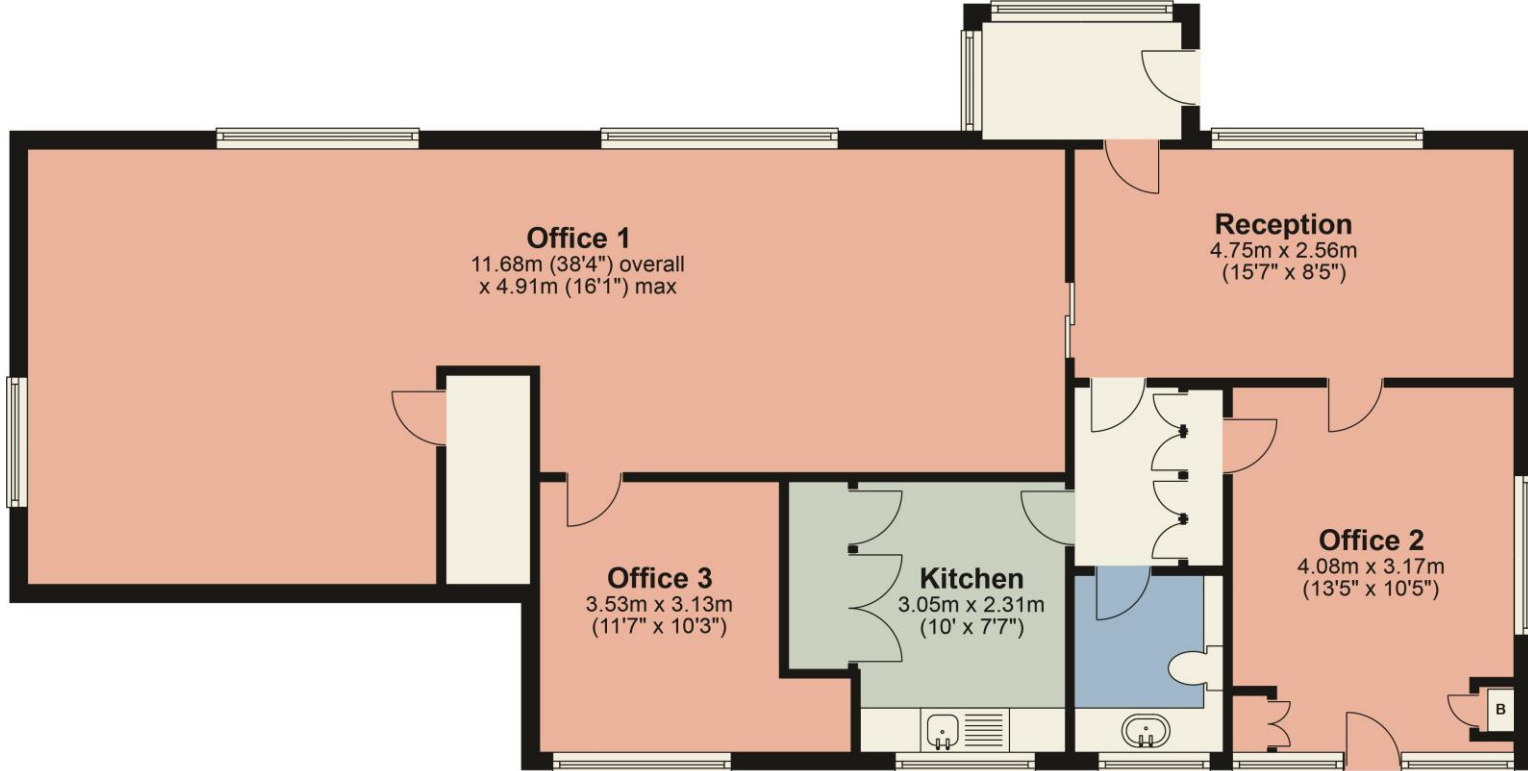
Property Reference: W5889



Superfast  
Broadband



Off Road  
Parking



**Total area: approx. 96.8 sq. metres (1041.4 sq. feet)**

For illustrative purposes only. Not to scale

**Location:** Within 200 yards of Windermere village, located on New Road, being the main Windermere to Bowness road. From central Windermere follow New Road towards Bowness and Yewgarth can be found a short way on your left hand side.

**Description:** A superb office premises on the outskirts of Windermere village with the added benefit of off road parking and garage now available for a new tenant to enjoy with a 3-5 year fully repairing and insuring lease at £32,000 per annum payable monthly. The premises offers 3 separate offices with an additional reception room, kitchen and cloakroom.

**Accommodation: (with approximate measurements)**

Ground Floor

Entrance Porch

Reception 15' 7" x 8' 5" (4.75m x 2.57m)

Office 1 38' 4" x 16' 1" (11.68m x 4.9m)

Office 2 13' 5" x 10' 5" (4.09m x 3.18m)

Office 3 11' 7" x 10' 3" (3.53m x 3.12m)

Inner Hall

Kitchen 10' 6" x 7' 7" (3.2m x 2.31m)

Cloakroom

**Property Information:**

**Outside** Off road parking for several vehicles and garage.

**Tenure** A new fully repairing and insuring lease for a term of 3-5 years subject to the relevant reference checks.

**Services** Mains gas, water and electricity. Gas fired central heating and uPVC double glazed windows and doors.

**Business Rates** Westmorland and Furness Council - A rateable value of £8,000 per annum with the amount payable of £3,920. Small business rates relief may apply.

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

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

**What3Words** <https://what3words.com/florists.tadpole.positives>

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