



## Bowness-on-Windermere

**£195,000**

Pinfold, Lake Road, Bowness-on-Windermere, LA23 3BJ

Nestled in a bustling area, these commercial premises are now available due to relocation, presenting a unique opportunity for savvy investors and developers. Boasting an ideal location with high foot traffic, this property is perfect for a variety of business ventures or potential development projects.

### Quick Overview

- Fantastic central location
- Off road parking
- Restroom and kitchenette
- Possible development potential
- First floor storage space
- Available due to relocation
- \*Superfast fibre broadband available



0



0



1



C



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6115



Front Elevation



Front Elevation



Parking



Front Elevation

**Property Overview:** These commercial premises offer a spacious, open-plan layout that can be easily customised to suit your specific needs, creating an inviting atmosphere for customers and clients alike. The property also includes essential amenities such as a restroom facility and a small kitchenette, ensuring convenience for staff and visitors.

One of the standout features of this property is its development potential. With planning permission, the site could be transformed into a mixed-use development, incorporating retail, office, or residential units. The generous floor area and strategic location make it an attractive proposition for those looking to maximise their investment.

Accessibility is another key advantage, with excellent transport links nearby, including bus routes and ample parking facilities in the vicinity further enhance the appeal, making it easy for customers and clients to visit. Plus the added benefit of the property's own off road parking area to the front.

The surrounding area is vibrant and thriving, with a diverse range of businesses, shops, and eateries contributing to a dynamic community atmosphere. This ensures a steady stream of potential customers and clients, bolstering the prospects for any business operating from this location.

In summary, these commercial premises offer a rare combination of immediate usability and significant development potential. Whether you're looking to establish a new business, expand an existing one, or embark on a development project, this property provides a solid foundation for future success. Don't miss out on this exceptional opportunity to secure a prime location with endless possibilities!

**Location:** From our Windermere office in Ellerthwaite square proceed down New Road, which continues along Lake Road from Windermere to Bowness. Pinfold is a hidden gem, located on the left hand side of the road opposite the Royalty Cinema, in a prime position in one of the Lake District busiest tourist villages.

**Accommodation: (with approximate measurements)**  
**Retail Area** 30' max x 29' 10" max (9.14m x 9.09m)  
**Roof space store area** 30' max x 17' 1" max (9.14m x 5.21m)

**Property Information:**  
**Services:** Mains water, drainage and electric.

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** Westmorland and Furness Council. In 2023/24 the rateable value was £9,900 with the amount payable being £4,851. Small business relief may apply depending on circumstances.

**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:** ///pocketed.upward.each

**Notes:** \*Checked on <https://www.openreach.com/> 26th June 2024 - not verified.



Parking



OS Plan

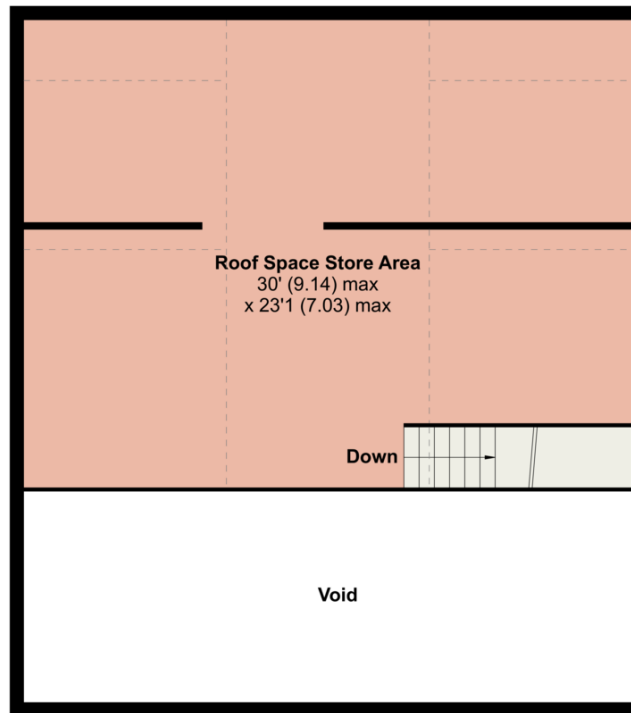
# Pinfold, Lake Road, Bowness-on-Windermere, LA23

Approximate Area = 1126 sq ft / 104.6 sq m (excludes void)

Limited Use Area(s) = 461 sq ft / 42.8 sq m

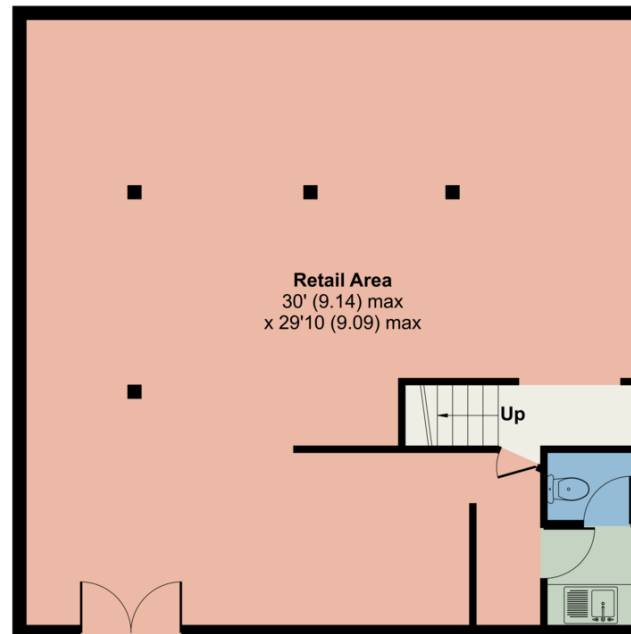
Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1149272

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 estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 04/07/2024.