



**HACKNEY
& LEIGH**

Bowness on windermere

£145,000

3 Belsfield Terrace, Kendal Road, Bowness on windermere, Cumbria, LA23 3EQ

A great opportunity to purchase a commercial premises in the centre of the vibrant village of Bowness On Windermere. With a useful cellar, ideal for storage.

Quick Overview

Commercial premises amounting to 320 sq. ft.

Central location

Ideal 'start up' business premises

Useful cellar storage

Investment opportunity

Large bay window for window display

*Superfast Broadband



E



Superfast
Broadband



On Road
Parking

Property Reference: W6199



Shop



Shop



Shop



Basement

Location: Belsfield Terrace is right in the heart of the village and only a minutes walk to Bowness Bay and the centre of the village on Kendal Road, Bowness on Windermere is one of the most recognized villages in the Lake District National Park with bars, restaurants, shops and of course lake Windermere all a short stroll away.

From Bowness Bay travel into the village on the A592 and after a couple of hundred yards bear left onto Kendal Road opposite St Martins Church. 3 Belsfield Terrace is a short way up on the right hand side.

Property Overview: Discover the potential of 3 Belsfield Terrace, a prime commercial premises located in the bustling heart of Bowness on Windermere. This versatile space offers an exceptional opportunity for businesses seeking a prominent position in one of the Lake District's most vibrant tourist destinations.

Situated on a lively street, this commercial property boasts excellent visibility and foot traffic, making it ideal for a variety of business ventures. Whether you're looking to establish a boutique retail outlet, a cosy sandwich bar, a barber or hair salon, or a professional office space, 3 Belsfield Terrace provides the perfect canvas to realise your business ambitions.

The interior of the premises features a large bay window that floods the space with natural light, creating an inviting atmosphere for customers and clients alike. The open-plan layout allows for flexible configuration, enabling you to tailor the space to suit your specific needs and branding.

In addition to the main area, the property has a small cellar area which has a separate WC and washbasin and useful storage space and also housing the Therma water heating boiler.

Outside, the property enjoys a prominent street frontage, enhancing its appeal and accessibility. The location is further complemented by its proximity to local attractions, shops, and transport links, ensuring a steady stream of potential customers throughout the year and includes a new canopy fitted early 2025.

3 Belsfield Terrace offers a rare opportunity to establish your business or even start your new venture in a thriving community with a strong local and tourist customer base. Don't miss the chance to secure this exceptional commercial space in the heart of Bowness on Windermere. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer.

Accommodation: (with approximate measurements):

Shop 16' 1" into bay x 14' 0" max (Inc stairs) (4.9m x 4.27m)

Basement 12' 6" max x 8' 0" max (Inc WC and stairs) (3.81m x 2.44m)

Property Information:

Services: Mains electricity, water and drainage.

Tenure: Flying Freehold (Vacant possession upon completion)

Business Rates: Rateable Value of £3,750 with the amount payable of £1,837.50 for 2024/25. Small business rates relief may apply.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //configure.sunblock.profiled

Notes: *Checked on <https://www.openreach.com/> 24th February 2025 - not verified.

Mobile Coverage: Yes - O2, EE, Three & Vodafone.

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).



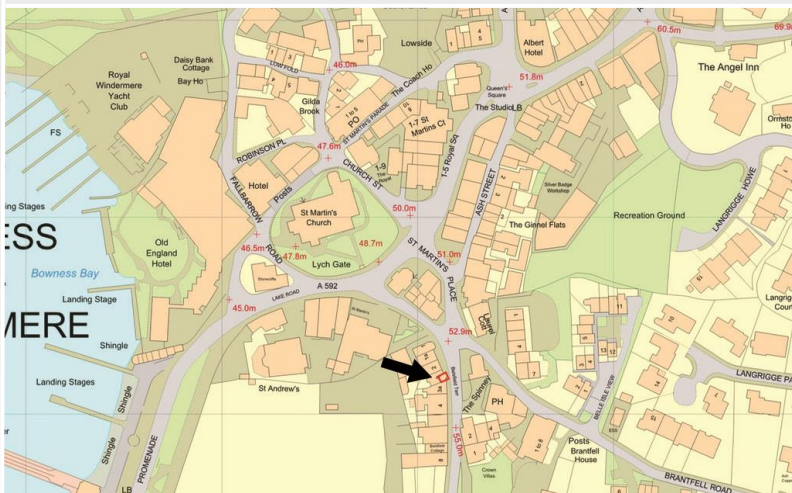
Basement



Front Elevation



Street View

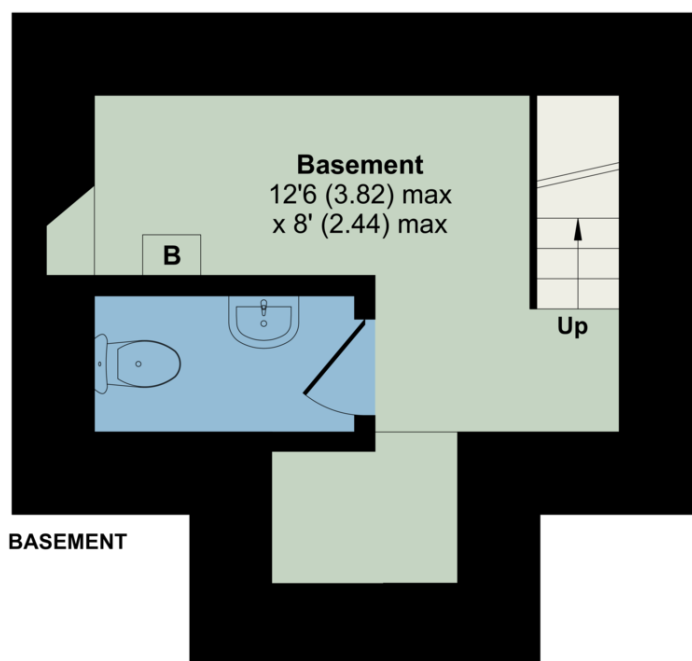
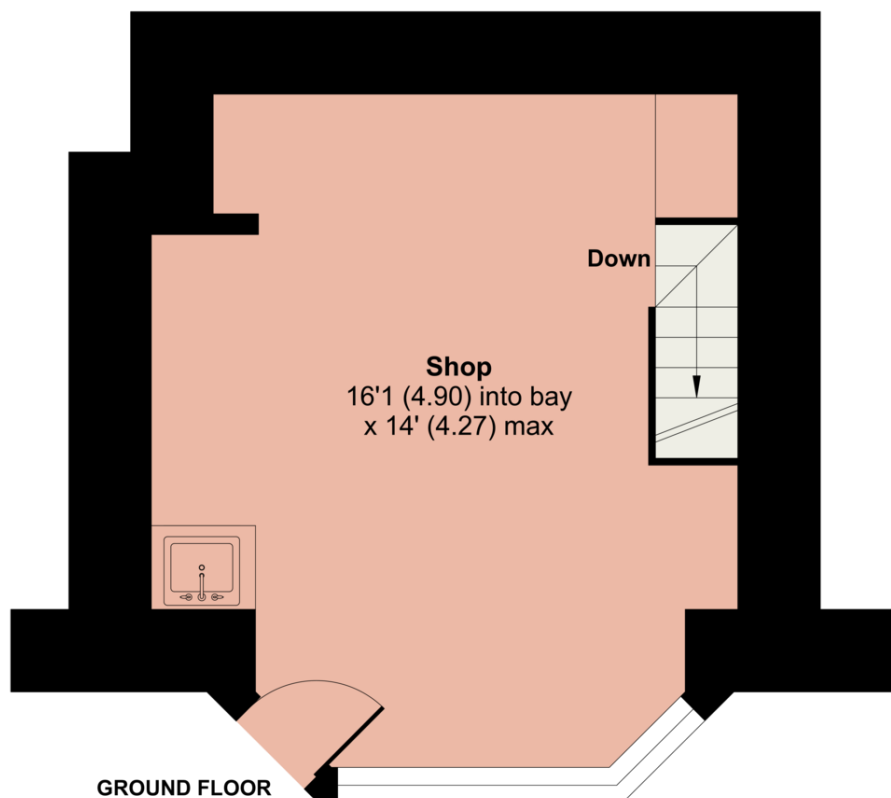


OS Plan

3, Belsfield Terrace, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 280 sq ft / 26 sq m

For identification only - Not to scale



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 04/03/2025.

Request a Viewing Online or Call 015394 44461