

COMMERCIAL

MATTHEWS
BENJAMIN



Christmas On The Lakes

59 Quarry Rigg, Bowness-on-Windermere, LA23 3DU

Guide Price £65,000

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A superb all year round Christmas Shop, in the heart of Bowness-on-Windermere boasting an excellent window display, prominently positioned on the main throughfare, offering a generous footprint and footfall. The premises comprises of a spacious principle shop area on the Ground Floor, with additional facilities on the Lower Ground Floor including, a large store room/ office, WC, kitchenette and an additional storage area.

Currently operating as a successful and well established Christmas shop which the owners have operated for eight years. Sold as a going concern, with stock available at valuation and with a healthy amount of existing/repeat customers as well as providing for local trade. The business also operates with online sales from the popular website www.christmasonthelakes.com. Christmas on the Lakes enjoys a strong and engaged following of 4,000 followers across all social media platforms, an established vibrant community that actively interacts with their content. They have also been featured on Channel 4's "Steph's Packed Lunch", The Sunday Times as one of the "7 Best Christmas Shops in the UK", a feature on BBC Radio Cumbria and other local publications including, The Westmorland Gazette and Living North Magazine. All these features further enhance the shops visibility with local and national audiences.

The business owners are selling due to semi-retirement reasons. Accounts are available to genuine interested parties following a viewing.

Conveniently located opposite the shop is a pay and display car park, with several other car parks situated nearby, plus there are two allocated parking spaces for shop staff to park at the rear of Quarry Rigg.

Located in the heart of Bowness, this well placed shop unit is nestled in an extremely convenient location close to a large range of restaurants, pubs, shops, transport links and just a short stroll to the shores of Lake Windermere and Lake Cruisers. Christmas on the Lakes is located on the Quarry Rigg development, conveniently set back from Lake Road.

Ground Floor Shop

Accessed from Lake Road side and fitted desk used as the shop counter.

Steps leading down to;

Lower Ground Floor

Store Room 1

A large storage room with access to rear Quarry Rigg car park.

Store Room 2

Smaller store room with shelved walls.

Cloakroom

Comprising of WC, washbasin and part tiled walls.

Kitchenette

Base units and worktop with shelved walls and stainless steel sink.

Outside

Parking space for 2 cars.

Services

Mains water, electric and drainage.

Tenure

Leasehold. Lease expires on 31st December 2027, terms to be negotiated. On an annual rent of £12,000 +VAT. There is also monthly service charge of £190 +VAT which includes the building insurance and outside maintenance.

Westmorland and Furness Council – business rates are payable. Rateable Value of £6,600 (with effect from 01.04.26) with the standard multiplier of 54.6p/small business multiplier of 49.9p. Small business rates relief may be available, purchasers are advised to make their own enquiries.

What3Words

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

