



Windermere

£370,000

Vacant Shop Units, 26 & 26A Main Road, Windermere,
Cumbria, LA23 1DY

Discover an exceptional investment opportunity in the heart of Windermere, where business potential is paramount. This commercial shop premises, complete with a self-contained two-bedroom flat above, offers a unique blend of retail and residential prospects, ideal for those seeking to run a business and live above the premise or trade and have the residential element for a lifestyle business.

Quick Overview

Vacant shop and self contained flat
 Approximately 500sq ft shop floor area
 Large shop frontage
 2 bedroom flat over 3 floors
 UPVC double glazing, modern electric heating
 Replacement carpets
 Busy Village location
 Excellent business prospect in both elements
 Allocated parking for 1/2 vehicles
 Superfast Fibre Broadband available



2



1



1



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Superfast
Fibre
Broadband



Allocated Parking
for 1 / 2 cars

Property Reference: W6271



Shop



Shop



Shop - Rear Room



Kitchen

The ground floor features three well-appointed rooms, two to the front of the building at split level and a further to the rear, perfect for a variety of business ventures. Whether you're envisioning a retail shop, a café, or a professional office, these spaces provide the flexibility to bring your business dreams to life. The recent refurbishment ensures a modern and inviting atmosphere, modern electric heating, kitchenette and WC to the ground floor.

Above the commercial space lies a charming two-bedroom flat offering a self-contained living area, accessed to the rear, that could serve as a private residence or a lucrative holiday letting business. The flat has been thoughtfully refurbished, featuring contemporary kitchen including a range of recently installed appliances and bathroom, replacement carpets and a comfortable layout with neutral decor. Storage is in abundance and it has parking available to the rear. The modern electric heating and UPVC double glazing extend to this level, providing a warm and inviting environment year-round.

Allocated parking for 1/2 vehicles ensures convenience for both business patrons and residents, a valuable asset in the bustling heart of Windermere. The property's central location provides easy access to local amenities, shops, and the stunning natural beauty of the Lake District, making it an attractive destination for tourists and locals alike.

This property presents an exciting business prospect with the potential for dual income streams. Whether you're looking to establish a thriving business, invest in holiday lettings, or both. Don't miss the chance to secure a prime location in one of the UK's most picturesque regions. Contact us today to explore this exceptional opportunity and turn your business aspirations into reality.

Property Overview

Accommodation: (with approximate measurements):

Shop: 16' 6" x 13' 7" (5.03m x 4.14m)

Shop 12' 2" x 8' 11" (3.71m x 2.72m)

Shop: 11' 0" x 9' 0" (3.35m x 2.74m)

Kitchenette

Separate WC With sink and water heater

Flat Ground floor entrance.



Shop



Kitchen



Living/Dining Room



Bedroom 2



Bedroom 1



Bedroom

Basement: 11' 10" x 7' 8" (3.61m x 2.34m)

First Floor

Kitchen: 12' 6" x 6' 5" (3.81m x 1.96m)

Living /Dining Room: 12' 6" x 12' 2" (3.81m x 3.71m)

Bathroom:

Second Floor

Bedroom 1: 9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom 2: 8' 3" x 7' 1" (2.51m x 2.16m)

Property Information:

Business Rates: We are advised by the Vendors that Business Rates are not applicable due to the shop floor square footage.

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

Services: Mains water, mains drainage and mains electricity.

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///nitrate.outboard.node](https://www.what3words.com/?q=///nitrate.outboard.node)
From our office on Ellerthwaite Square on foot, proceed into the village onto the one way system on Main Road and No.26 is on the left, about 250m beyond Sainsburys.

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).



Bathroom



Kitchen



Basement



Allocated parking

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



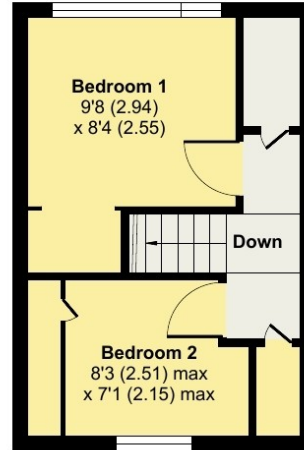
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-

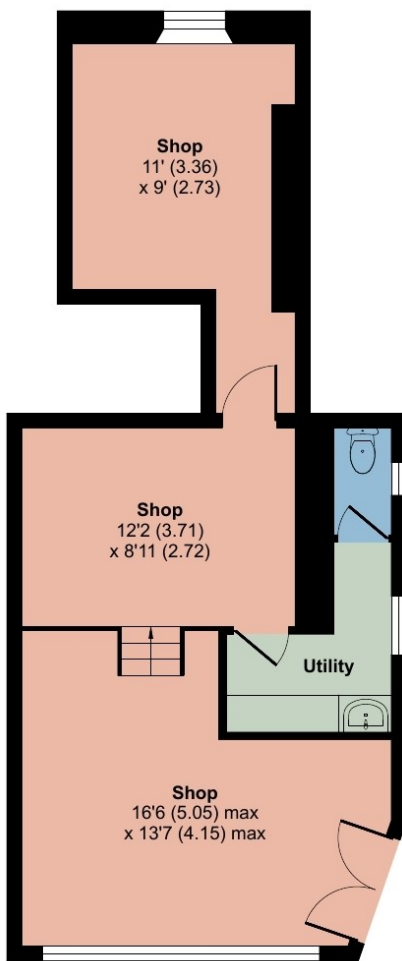
26 & 26A Main Road, Windermere, LA23

Approximate Area = 1314 sq ft / 122.1 sq m

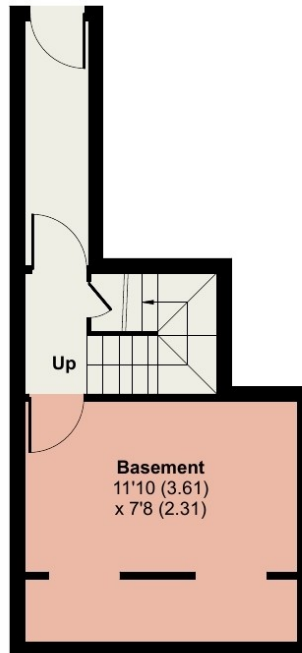
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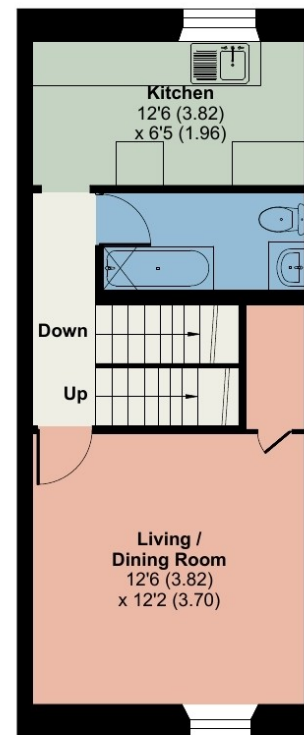
SECOND FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntrhcom 2025.

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Request a Viewing Online or Call 015394 44461