

**HACKNEY
& LEIGH**



Main Road, Windermere

£750,000

8 Main Road, Windermere, LA23 1DY

Of interest to investors, a 3 bedroom first floor flat currently holiday let and a large ground floor 'shop' let on a secure 10 years lease which together create a good income.

Quick Overview

3 Bedroom apartment with commercial premises
below

Central Location with prominent shop front

Lucrative let dual investment.

Close to amenities, shops and transport links

In good order throughout

Freehold premises

Excellent business prospect in both elements

Electric heating

On road parking

Ultrafast broadband



3



2



1



D and



Ultrafast
broadband



On road parking

Property Reference: W6376



Kitchen/dining area



Living/dining kitchen



Bathroom



Bedroom 2

The ground floor features three well-appointed rooms for storage, two to the front of the building, currently a commercial office space, and a further two to the rear, used currently as a kitchen area and laundry room for Cottages.Com. Descending another flight of stairs enters you into a large, usable basement area comprising 6 well-proportioned rooms for storage space. These premises provide ideal space for the current tenants to operate, and are deceptively spacious for storage and usable space. In 2025, Above Cott, 8 Main Road achieved a gross rental value of £20,000. So far in 2026 the property achieved 42 bookings with a gross value of £23k. This is offered combined with the below commercial premises, currently let to Cottages.Com on a 10 year lease with 7 years remaining at a rental of £30,000 per annum.

Above Cott, 8 Main Road is accessed separately from the side of the property. Along the hallway and up the stairs you reach the sizeable apartment. Currently a holiday let, this property offers another opportunity for potential income.

The kitchen is bright and well presented, with blue tile splashbacks to the kitchen, wood effect worktops and grey wood effect wall and base units and underlighters for style. An AEG 4 ring electric hob and oven and concealed extractor fan allow comfort for tenants or holiday makers alike. A Lamona integrated microwave and a built-in hot point dishwasher, Lamona concealed fridge and freezer all make the space appear sleek and well presented.

There is space for a dining table, wood flooring and aspect to Windermere village, a perfect outlook again for holiday makers. The living area has an electric fire to wall, space for sofa and chairs and a coffee table, wall lights and is naturally bright, making it the perfect place for people to enjoy.

Bedroom 1 is a double and space for furnishings and storage cupboard and a side aspect. The ensuite has a slate effect floor and partial wall tiling, WC and wash basin and LED illuminated mirror and shower. Bedroom 2 is currently a twin room and has a large UPVC double glazed window and a front aspect to Windermere town. There is space for furnishings and a quaint window seat. Bedroom 3 is also a double with 2 windows with a side aspect and space for furnishings.

The bathroom is well presented with marble effect flooring, bath with wood panelling and shower over. Naturally bright with wash basin and WC and large cupboard with washer dryer, shelving and water tank.

The landing also offers a large cupboard for additional storage. The property runs on electric heating.

This property is an ideal investment, with a lucrative holiday let above and successful commercial premises below. With the benefit of being located in the heart of Windermere Village, an ideal location for holiday makers to enjoy the hustle and bustle of Windermere Village, and a short walk to transport links. Don't miss the opportunity to secure this investment as your own, book a viewing today.

Ground floor, commercial premises:

Shop floor: 7.07 x 6.64m (23'2" x 12'9")

Meeting room: 2.52 x 3.61m (8'3" x 11'9")

Office: 6.14 x 3.22m (20'1" x 10'6")

Kitchen: 1.91 x 4.00m (6'3" x 13'3")

WC



Bedroom 1



Living dining area



Front office



Kitchen for commercial premises



Kitchen for commercial premises



Storeroom

Laundry room: 4.27 x 5.33m (14'0" x 17'5")

WC

Basement:

Cellar 1: 5.10 x 4.76 (16'8" x 15'7")

Cellar 5: 4.12 x 4.74m (13'6" x 15'6")

Storeroom: 1.06 x 8.56m (3'5" x 28'1")

Cellar 3: 3.17 x 4.55m (10'4" x 14'10")

Cellar 4: 1.87 x 3.28m (6'1" x 10'9")

Cellar 2: 2.17m x 3.87m (7'1" x 12'8")

Above Cott:

Hallway

Stairs to first floor

Kitchen/ living/ dining room: 6.99 x 4.41m (22'11" x 14'5")

Bedroom 1: 3.51 x 2.73m (11'6" x 8'11")

En-suite

Bedroom 2: 3.46 x 3.39m (11'4" x 11'11")

Bedroom 3: 2.76 x 4.37m (9'0" x 14'4")

Bathroom

Property information:

Tenure: Freehold

Services: Electric heating, mains water drainage and electricity.
UPVC double glazing.

Business rates: Ratable value: £3,700, Amount payable: £1,450.
Residential premises is on non-domestic business rates, the tenant pays rated for the commercial premises.

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

Viewings: Strictly by appointment with Hackney & Leigh.

What 3 Words and Directions: ///squashes.princes.shell

From our office on Ellerthwaite Square on foot, proceed into the village onto the one way system on Main Road and No.8 is on the left, just before College Road.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



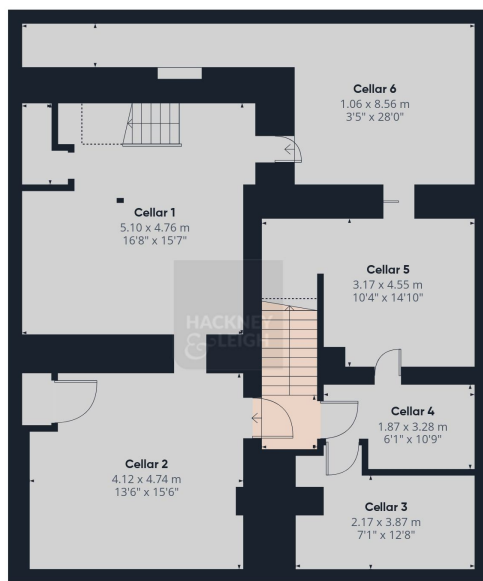
Meeting room/ commercial premises



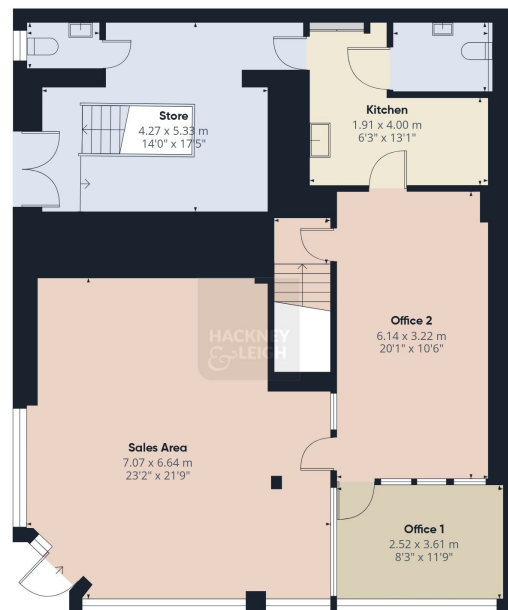
Commercial premises



Front office/ commercial premises



Cellar



Ground Floor



Approximate total area⁽¹⁾

199.9 m²
2152 ft²

Reduced headroom

3.3 m²
35 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are

Commercial floorplan

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.

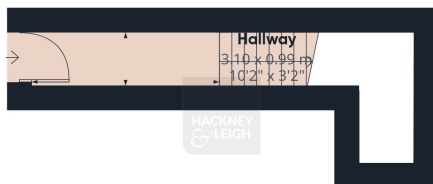


Need help with **conveyancing**? Call us on: **01539 792032**



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

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Ground Floor



First Floor



Approximate total area⁽¹⁾

92.5 m²
995 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Request a Viewing Online or Call 015394 44461