## Commercial Property Consultants

01228 544733

7548/IH

# WINDERMERE

# 3 CRESCENT ROAD SECOND FLOOR OFFICES

# TO LET

\* 100% BUSINESS RATES RELIEF \*

\* NO VAT \*

#### LOCATION

Windermere lies at the heart of The Lake District National Park, which is regarded as a UNESCO World Heritage Site.

The property is located at the northern end of Crescent Road, close to the junction with Main Road and Victoria Street. The property is centrally located within Windermere, close to all local amenities. On street parking is available in the immediate vicinity, and the property is approximately 250m LEASE TERMS from the A591.

is shown outlined red on the attached Ordnance Survey Plan. term of years to be agreed.

#### DESCRIPTION

Suite of second floor offices of regular configuration with £5,220 per annum. good levels of natural light. The offices have their own kitchen and WC facilities.

## ACCOMMODATION

Offices 46.92 sq m (505 sq ft)Kitchen 3.1 sq m (33 sq ft)1.4 sq m WC (15 sq ft)

#### **SERVICES**

Mains gas, electricity, water and drainage are connected to the property. Heating to the offices is by way of radiators.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Asset Rating of D- VIEWING



#### RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £4,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

## \*100% BUSINESS RATES RELIEF\* ATTAINABLE FOR QUALIFYING OCCUPIERS

The accommodation is offered on the basis of an effective full repairing and insuring lease, with a service charge to For identification purposes only, the location of the property cover the maintenance of the shared common areas, for a

#### RENT

## SERVICE CHARGE

The ingoing tenant, based on their floor area, will contribute 14.31% of Schedule 1 expenditure (Bank and the Chambers) and 30.31% of Schedule 2 expenditure (internal cleaning and electricity charges for the Chambers).

The property is not currently elected for VAT.

Each party to the transaction shall bear their own legal costs.

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact Iain Henderson Tel: 01228 635005

Email: ihenderson@carigietcowen.co.uk

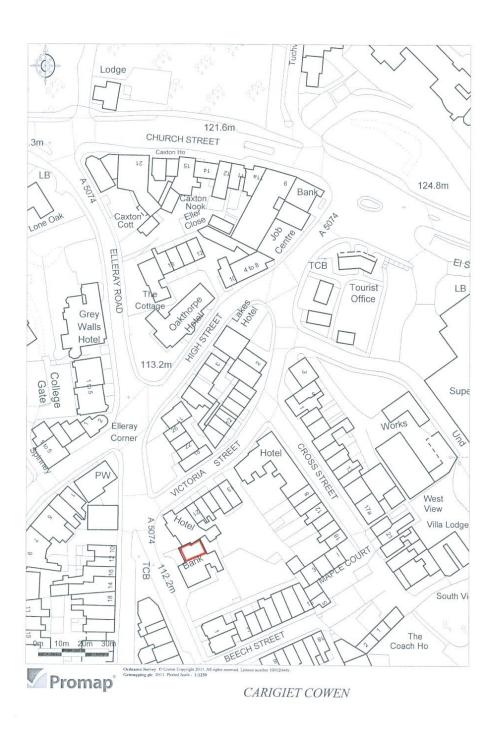
Details Prepared June 2024





# Carigiet Cowen

## WINDERMERE Town Centre Plan



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

 the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract: 2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3} no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.