

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 from the A591.

For identification purposes only, the location of the property is shown outlined red on the attached Ordnance Survey Plan.

DESCRIPTION

Suite of second floor offices of regular configuration with 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)
WC	1.4 sq m	(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-77.

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

LEASE TERMS

The accommodation is offered on the basis of an effective full repairing and insuring lease, with a service charge to cover the maintenance of the shared common areas, for a term of years to be agreed.

RENT

£5,220 per annum.

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).

VAT

The property is not currently elected for VAT.

COSTS

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

VIEWING

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 September 2024

IMAGES OF THE SECOND FLOOR



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

1) 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.



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

1) 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.



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

1) 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.

WINDERMERE Town Centre Plan



Promap

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449.
Getmapping plc 2011. Plotted Scale - 1:1250

CARIGIET COWEN

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

1) 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.