

5770/BB

BOWNESS ON WINDERMERE ASH STREET LEASE AVAILABLE

*** PRIME TRADING LOCATION ***

*** LOW OVERHEADS ***

*** SUITABLE FOR VARIOUS USE CLASS E OCCUPIERS ***



LOCATION

Bowness on Windermere is one of Cumbria's most popular tourist destinations and benefits from close access to the other popular towns of Windermere, Ambleside and Keswick. The Lake District National Park indicate tourism numbers for the town in recent years have been approximately 20 million. Despite the downfall in numbers during covid-19, tourism is on the up again to the UNESCO World Heritage Site.

Helen's Chocolates is prominently positioned at the heart of Bowness and on the bend of Ash Street and Crag Brow, fronting the town's focal mini roundabout. This location is arguably one of the best and most prominent within the town and The Lake District due to the presence of the pedestrianised area of Ash Street and high volumes of traffic passing this area daily.

National occupiers in the immediate vicinity include Tesco Express, Mountain Warehouse, Joules as well as a range of well established private independent retailers, many of them long established in the town. The location of the property is shown circled overleaf. The location of the subject property is shown blue overleaf.

DESCRIPTION

A ground floor self contained retail unit with extensive glazed window display and recessed entrance door. The sales space is of rectangular shape and is fitted out with a bespoke customized glazed sales chocolate counter, moveable racking and shelving, ice cream serving counter and heating and cooling climate control. An integral storage area is provided at the rear which incorporates a wc.

ACCOMMODATION

External Frontage	3.55m	11" 8'
Sales Depth	6.82m	22" 5'
Net Sales Area	26.87 sq m	289 sq ft
Sales ITZA	25.50 sq m	275 sq ft
Store	7.19 sq m	77 sq ft
WC		

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by way of a heating and cooling system, there are 2 no. suspended cassettes within the sales area.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 48.

LEASE PREMIUM OPPORTUNITY

Assignment or Underletting of the current lease is available, subject to conditions and a lease premium of **£35,000**.

The existing lease expires 28th February 2029 and has a passing rent of £16,500 per annum exclusive.

The lease is subject to a rent review in March 2026 and benefits from tenant security of tenure within the lease being within sections 24-28 of the Landlord & Tenant Act 1954. This is an attractive lease proposition for such a prime Lake District location.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £13,750. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p. Qualifying rate payers may be able to claim small business rates relief, and other rate relief is also currently available.

The rates liability being paid by the existing ratepayer for the 2023/2024 rate year is £690.58.

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.

COSTS

Each party will be responsible for their own legal costs incurred.

VAT

We understand VAT will not be payable on the rent or sale price of the lease premium.

VIEWINGS

Highly recommended and strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

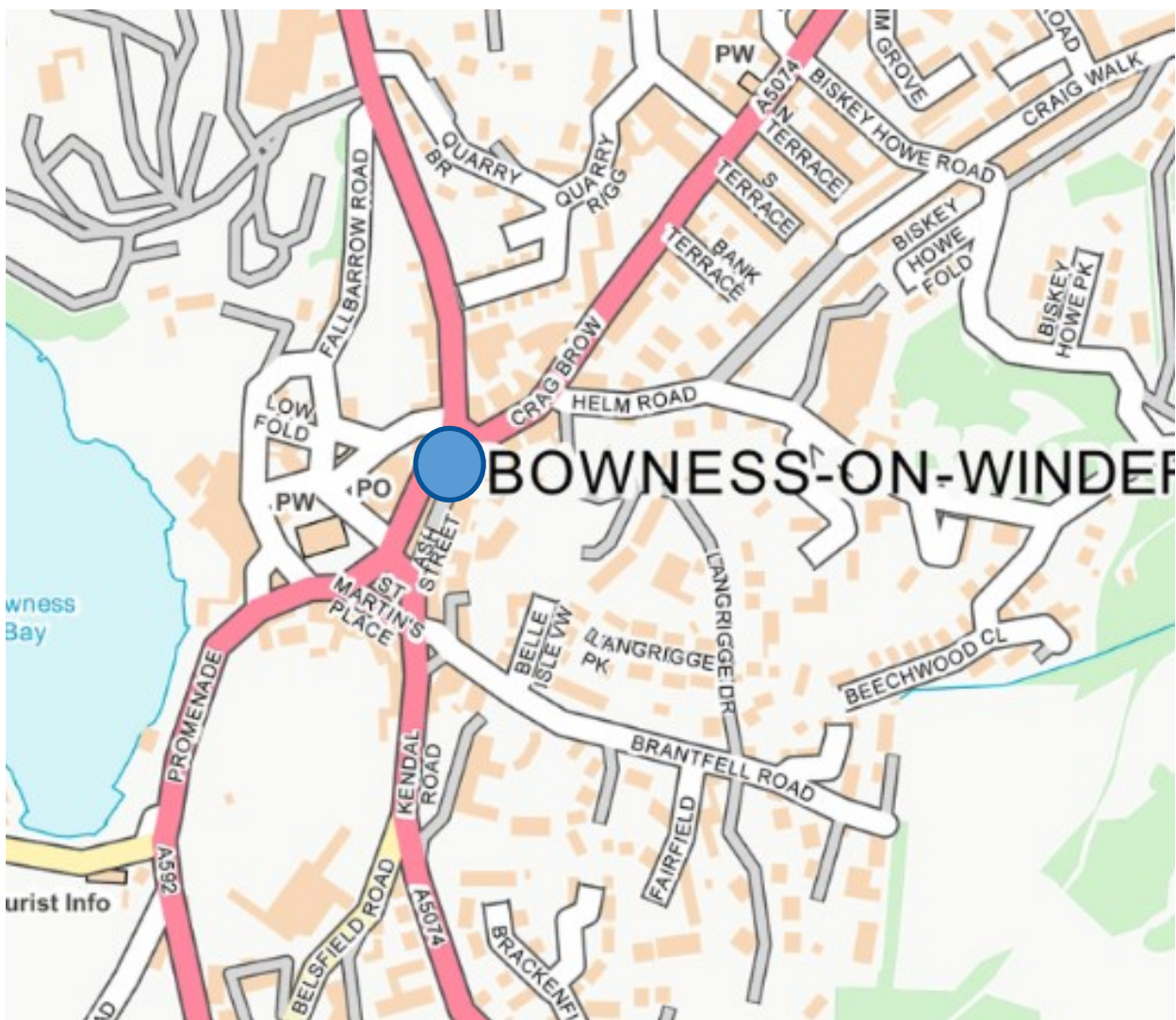
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Details Amended

March 2024



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