



UNIT 60 QUARRY RIGG

Bowness on Windermere, LA23 3DU



GSC GRAYS
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UNIT 60 QUARRY RIGG

Bowness on Windermere, LA23 3DU

The property forms part of a modern purpose built parade of retail units situated over ground floor and basement level.

Prime Shopping Centre Unit

- Well located Ground Floor Retail Premises in a Prime Tourist Area
 - Unit 60 – approximately 869 sq ft
- Occupiers include ChoccoBar Hot Chocolate House, Trattoria, Bowness Escape Room, RSPCA and Christmas on the Lakes
 - Rental - £15,000 per annum exclusive



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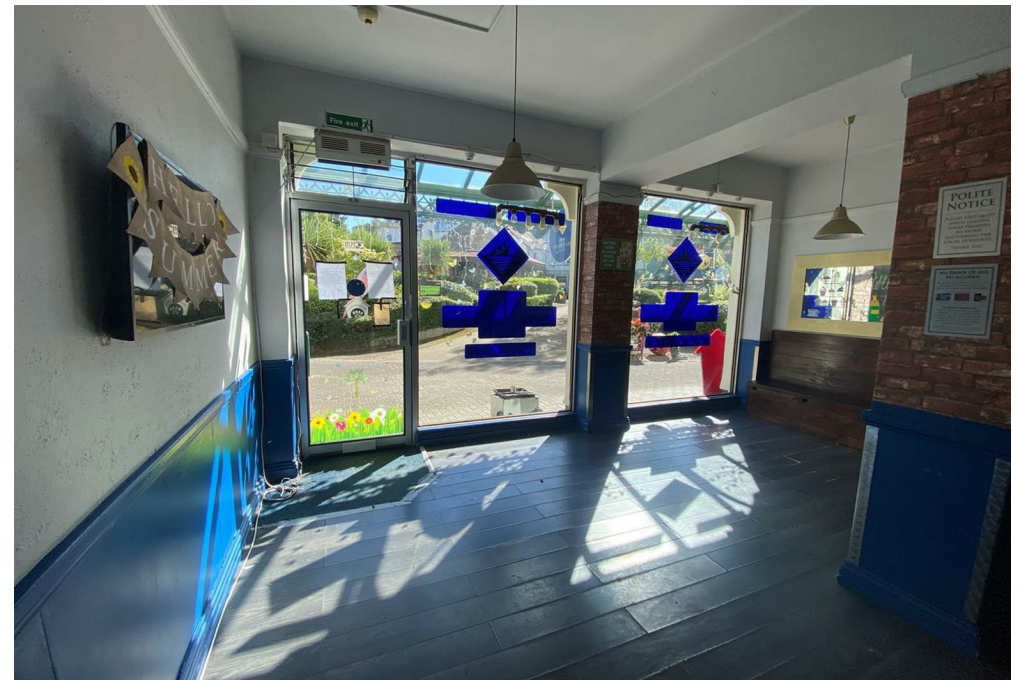
5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

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GSCGRAYS.CO.UK



Location

The property occupies a high profile trading position within Quarry Rigg Shopping Centre in the heart of Bowness-on-Windermere.

Bowness-on-Windermere is situated in the Lake District National Park and is known as Cumbria's most popular tourist destination.

On entering the village from Windermere on New Road which continues as Lake Road, the Quarry Rigg development can be found just after the public car park on the right hand side.

Description

The property forms part of a modern purpose built parade of retail units situated over ground floor and basement level.

The ground floor provides an open plan sales area with vinyl flooring, pendant lighting and a large glass/wood display frontage. The property is also currently part fitted out as a café.

The basement provides an excellent storage area with a WC and loading access with an external door leading to the rear.

Accommodation

Ground Floor Retail Zone A 29.3 sqm (315.4 sq ft)

Ground Floor Retail Zone B 11.8 sqm (127.0 sq ft)

Lower Ground Floor Kitchen 39.6 sqm (426.3 sq ft)

Total 80.7 sqm (868.7 sq ft)

Business Rates

According to the Valuation Office website, the premises are assessed as the following:

Unit 60 - Rateable Value £8,800

For verification purposes, interested parties are advised to make their own enquiries on www.vo.gov.uk.

Tenure & Rental

The property is available by way of a new Full Repairing & Insuring lease via a service charge for a number of years to be agreed and at an attractive commencing rental of £15,000 per annum exclusive.

Service Charge

There is a service charge levied to recover the cost of the management and upkeep of external repairs, landscaping and insurance of Quarry Rigg.

Further details are available upon request.

EPC

EPC rating - D

An Energy Performance Certificate has been produced for the premises and is available upon request.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where applicable.

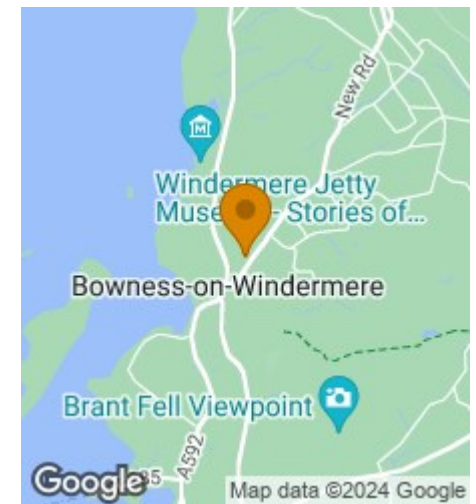
Viewing

All viewings should be made through the sole agent, GSC Grays. Please contact Suzie Barron / Emily Martin to arrange.

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E: sjb@gscgrays.co.uk / ejm@gscgrays.co.uk





Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.