



UNIT 56 QUARRY RIGG

Bowness-on-Windermere, LA23 3DU



GSC GRAYS

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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 56 – approximately 958 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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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, spot lighting and large glass/wood display frontages.

The basement provides an excellent storage area with a WC and kitchen point. There is both a pedestrian and garage door giving external loading access to the rear of the property.

Accommodation

It is understood, the premises provide the following approximate net internal measurements:

Ground Floor Sales 41.4 sqm (446 sq ft)

Ancillary Basement Storage 47.6 sqm (512 sq ft)

Total 89 sqm (958 sq ft)

Business Rates

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

Unit 56 - Rateable Value £8,500

For verification purposes, interested parties are advised to make their own enquiries on www.voa.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 - C

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 either Suzie Barron / Emily Martin to arrange.

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Disclaimer Notice

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