



Deals Winner 2009 & 2011  
Most Active Agent Lancashire & Cumbria



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COMMERCIAL PROPERTY CONSULTANTS

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**RENTAL  
REDUCED**

**TO LET**  
**SHOP PREMISES**  
**UNITS 6 & 7**  
**ST MARTINS PARADE**  
**BOWNESS - ON – WINDERMERE**  
**LA23 3DB**



**APPROXIMATE TOTAL FLOOR AREA: 121 SQ M (1,330 SQ FT)**

**LOCATION** Bowness - on –Windermere, situated in a spectacular lakeside setting is Cumbria's most popular tourist destination. The town is busy all year round with people who come to enjoy the facilities on the lake for sailing, fishing and water sports, although they do come to relax and enjoy the atmosphere of the town and its beautiful setting.

The properties are located within an award winning development within the centre of the town. Nearby occupiers including Tesco Express, Julian Graves, Costa Coffee, Mountain Warehouse and Diamond Bookmakers.

**DESCRIPTION** Attractive ground floor lock up shop units, provided with shop fronts, but otherwise available in shell condition, ready to receive tenants fitting out works.

The units are available individually or as one large shop premises.

**ACCOMMODATION** The units comprise the following approximate net internal areas:

Unit 6	60.58 sq m	665 sq ft
Unit 7	60.58 sq m	665 sq ft

**TERMS** New full repairing and insuring leases for a term of years to be agreed.

**RENTAL** £10,000 per annum exclusive per unit.

**SERVICE CHARGE** There will be a service charge for external items of repair, buildings insurance and maintenance.

**SERVICES** The property has the benefit of mains services of electricity, water and drainage.

**RATEABLE VALUE** To be assessed.

**VAT** VAT will be charged.

**LEGAL FEES** Each party is to be responsible for its own legal fees.

**VIEWING** By appointment with this office REF: Joe Assalone 01772 769000 or alternatively through our joint agent Margaret Bushnell at Carigiet Cowen 01228 544733.

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