

## TO LET Attractive Retail Premises

12 Crescent Road  
Windermere  
Cumbria  
LA23 1EA

Edwin  
Thompson



- Well located retail unit within the popular Lake District tourist town of Windermere.
- Situated in a prominent position extending to an approximate Net Internal Area of 381 sq ft.
- The accommodation benefits from an open-plan sales area and rear store, suitable for a variety of occupiers.
- Nearby occupiers include Boots, Daniella Draper, Post Office, Co-op, Homeground Café and a range of local vibrant operators.

**Rental – £12,000 per annum exclusive**

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## 12 Crescent Road, Windermere, Cumbria, LA23 1EA

### LOCATION

The subject property is in a prime position on Crescent Road in the tourist village of Windermere in the Lake District National Park, Cumbria, in the North West of England.

Windermere is an attractive 'honey pot' town situated close to the eastern shore of Lake Windermere, 8 miles to the west of Kendal and 14 miles from Junction 36 of the M6 Motorway.

Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Bowness-on-Windermere having a resident population of circa 12,000 (2021 Census)

Crescent Road is the premier location in the town centre and is the main A5074 route travelling from the A591, a short distance to the north, through to Bowness-on-Windermere, circa 1 mile away. The train station, bus interchange and the A591 are approximately 100m to the north giving good access to Kendal, the M6 and Ambleside. There is adjacent on street parking and ample car parking at Broad Street pay and display car park and Booths Supermarket, close by.

The local vicinity has a vibrant mix of leading high street retailers including Boots, Greggs, TG Jones, Booths Supermarket and a variety of bars, restaurants, cafes, gift shops, leisure outlets and independent shops.

### DESCRIPTION

The premises provides an attractive timber framed shop front leading into an open plan sales area, a rear stockroom and shared WC facilities.

Sales area – wood effect laminate flooring, plaster painted walls and ceiling, downlighting, recessed central shop front entrance, wall mounted comfort heating and cooling unit, built-in storage racking and side serving counter.

Rear stockroom – hard wearing carpet flooring, plaster painted walls and ceiling, spotlighting, storage racking and floor mounted kitchenette unit with stainless steel sink and drainer.

The stockroom also provides access to a shared WC facilities.

### ACCOMMODATION

The property provides the following approximate Net Internal Area measurements:

Ground Floor	35.44m <sup>2</sup>	(381 sq ft)
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### LEASE TERMS

The property is available by way of new Full Repairing & Insuring lease for a number of years to be agreed and at an attractive commencing rental of £12,000 per annum, exclusive.

### VAT

All figures quoted are exclusive of VAT where applicable.

### RATEABLE VALUE

It is understood from the VOA website that 12 Crescent Road has a Rateable Value of £11,250.

Prospective tenants may benefit from 100% small business rate relief and should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C66 and a copy of the Energy Performance Certificate is available upon request.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

### VIEWING

The property is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

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