

ON THE INSTRUCTIONS OF BARCLAYS BANKING GROUP
TO LET

 **GRAHAM
SIBBALD**



3 Crescent Road, Windermere, LA23 1EB

LOCATION

Windermere is an attractive tourist town in the heart of the Lake District approximately 30 miles north of Lancaster and 54 miles south of Carlisle.

DESCRIPTION

3 Crescent Road comprises a highly prominent, character property situated in highly desirable and sought after location.

The ground floor comprises the primarily the former banking hall with staff/office areas located to the side and rear of the space with male and female w/cs situated to the rear.

The first floor accommodates the kitchen area with further storage being located at second floor.

A car park accessed from Crescent Road is situated to the side of the property.

ACCOMMODATION

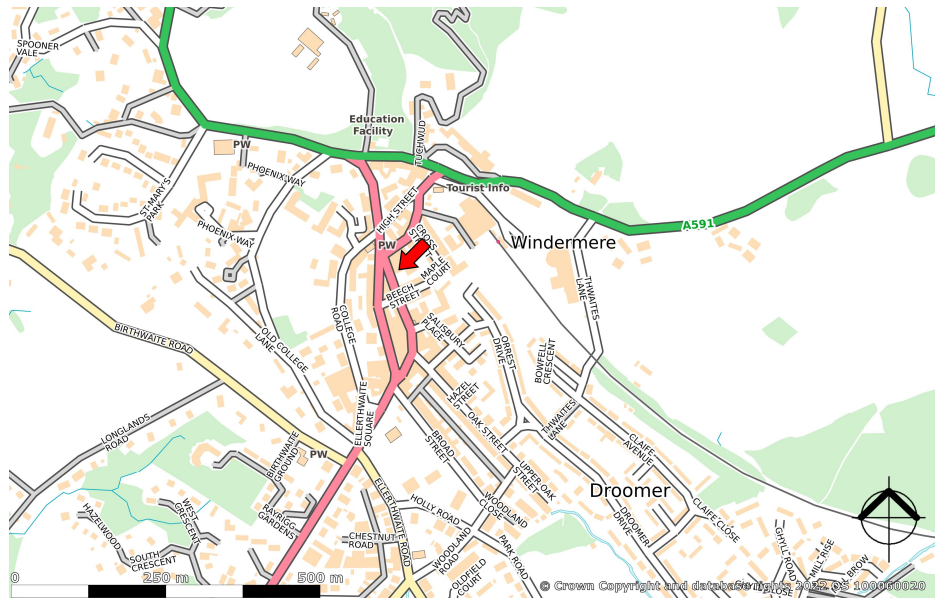
The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th edition and we estimate the net internal area of the premises to be as follows: -

Ground floor:	114.64 sqm	1,234 sqft
First floor:	12.45 sqm	134 sqft
Second floor:	56.30sqm	606 sqft
Total:	183.39 sqm	1,974 sqft

LEASE

The property is let in its entirety to Barclays Bank Plc with the lease expiry 30th July 2026.

Further details available upon request.



PASSING RENT:

£25,500 Per annum exclusive

BUSINESS RATES:

The premises have a rateable value of £17,750. Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk)

EPC

Energy Performance Rating is Band D.

VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Stamp Duty and registration dues incurred in connection with this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-money Laundering regulations, sources of funding and identification will be required from the successful bidder prior to instructing solicitors.

To arrange a viewing please contact:



Conor Mulloy

Director

conor.mulloy@g-s.co.uk

07841 661 990

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2022