

Prime Shopping Centre Unit to Let

Unit 62
Quarry Rigg Shopping Centre
Bowness on Windermere
Cumbria
LA23 3DU

Edwin
Thompson



- Well Located Ground Floor Retail Premises in Prime Tourist Area.
- Situated in a prominent position extending to an approximate net internal area of 975 sq ft.
- The accommodation benefits from a well-configured L-shaped sales area and an open plan lower ground floor.
- Occupiers include ChoccoBar Hot Chocolate House, Trattoria Italian Restaurant, Bowness Beauty, Lakes Pilates and a range of local vibrant operators

Rental – £12,000 per annum exclusive

Ref: H1244

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LOCATION

The subject property is situated on Quarry Rigg Shopping Centre a thriving outdoor retail scheme positioned at the northern extent of the prime retailing pitch in central Bowness-on-Windermere, in the Lake District National Park which has UNESCO World Heritage Status. The attractive town of Bowness-on-Windermere, the Lake District's premier retail location, is situated at the central and eastern side of Lake Windermere, 9 miles west of Kendal and 16 miles from Junction 36 of the M6.

Bowness-on-Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Windermere having a resident population of circa 12,000 (2011 Census). Bowness-on-Windermere is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. It covers 2,292 square kilometres and makes up a third of the total area of Cumbria with its boundaries extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 41,100 and Cumbria Tourism estimated that in 2023, Cumbria and the Lake District National Park received over 40 million visitors, made up of 35.03 million day trippers and 7.39 million overnight visitors. These visitors brought in £4.65 billion to the region's economy with a large amount focused on the sprawling lakeside town of Bowness-on-Windermere the hub of the lakes tourism trade.

Quarry Rigg Shopping Centre and the local vicinity boasts some of the leading national and regional high street retailers including, Weird Fish, Trespass, Herdy, Tog24, Lakeland Leather as well as a variety of local gift shops, cafes and leisure outlets.

The attached plan shows the location of the premises (for identification purposes only).

DESCRIPTION

The premises forms part of a modern purpose built parade of retail units situated over ground floor and lower ground floor. The accommodation provides an open-plan, L-shaped sales area with attractive glass and timber display frontages, together with a lower ground floor storage and access to the rear car park and dedicated loading access.

ACCOMMODATION

The property provides the following approximate net internal area measurements:

Ground Floor	38.00m ²	(409 sq ft)
Lower Ground Floor	52.60m ²	(566 sq ft)

LEASE TERMS

The property is available by way of new Full Repairing & Insuring lease via a service charge for a number of years to be agreed and at an attractive commencing rental of £12,000 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. More details are available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that Unit 62 has a Rateable Value of £6,600.

Small business rate relief may be available to prospective tenants 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 C59 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:

Joe Ellis - j.ellis@edwin-thompson.co.uk

Amealia Todd - a.todd@edwin-thompson.co.uk

Tel: 01539 448811

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