

TO LET - RETAIL SHOP

WINDERMERE | 14-16 MAIN ROAD | LA23 1DY

Mason
Partners



LOCATION

Windermere is a popular tourist town within the Lake District National Park, situated to the north-west of Kendal, approximately one mile from Lake Windermere and around one and a half miles from Bowness-on-Windermere.

The town is readily accessible via the A591, one of the principal routes through the central Lake District. Windermere railway station is centrally located and provides services to Oxenholme and The Lake District, with onward connections on the West Coast Main Line.

SITUATION

The property occupies a prominent position on Main Road, close to its junction with Crescent Road and Victoria Street, within the main retail area of Windermere town centre. Windermere railway station and the adjoining bus interchange are approximately 200 metres from the property.

The surrounding area comprises a mix of national and independent retailers, cafés, restaurants, galleries and visitor accommodation. Nearby national occupiers include Sainsbury's Local, Greggs, Co-Operative Food and Boots. Independent occupiers include Toast, Cows Shed, Brown Sugar, Slate Coffee, ASAP Coffee and further shops and amenities within a short walk.



DESCRIPTION

The property comprises a prominent ground-floor double-fronted retail unit forming part of a traditional stone-built terrace, with a wide glazed shopfront and direct customer access from Main Road.

Previously occupied by TGJones former WH-Smiths as a bookshop / newsagent, it will be offered following vacant possession. The ground floor is arranged as retail sales accommodation with ancillary accommodation to the rear and would suit a range of retail, service and other commercial uses, subject to any necessary planning and statutory consents.

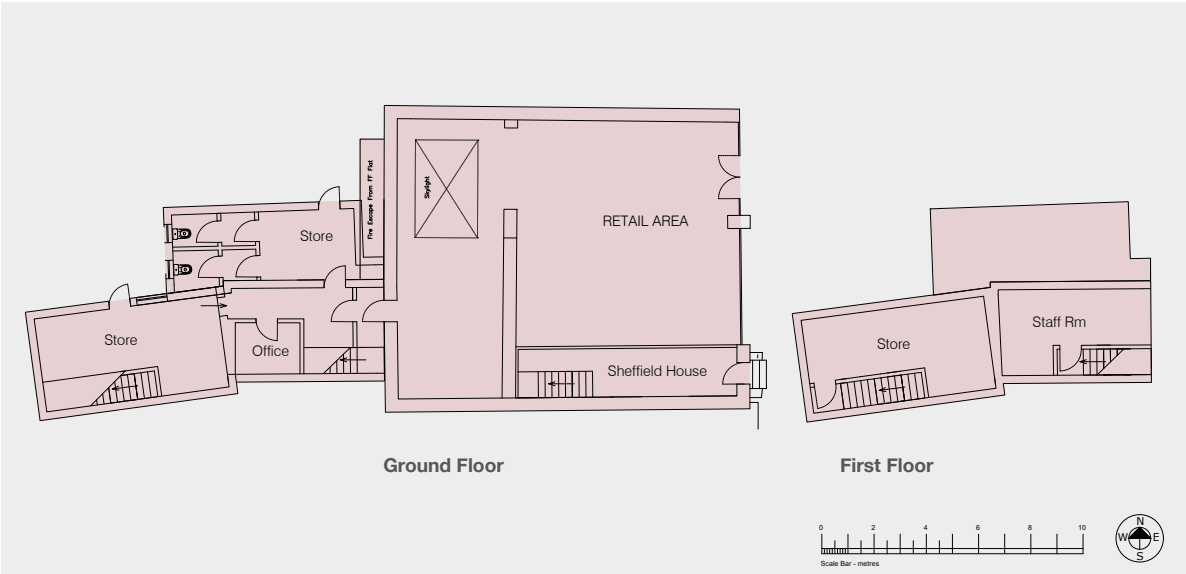
ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor Sales	1,639 sq. ft	152.30 sq. m
Ground Floor Anc	607 sq. ft	56.39 sq. m
1st Floor	450 sq. ft	41.83 sq. m
Total	2,696 sq. ft	250.46 sq. m

TENURE

The subject property is available by way of a new full repairing and insuring lease for a term to be agreed upon.



RENT

£48,000 per annum, exclusive.

RATING ASSESSMENT

Rateable Value: **£30,250**

Rates Payable 2026 to 2027: **£11,556**

SERVICE CHARGE

Service Charge: **On an Ad-Hoc basis**

EPC

The property has an EPC rating of 75 C. A certificate is available upon request.

PLANNING

We understand that the property benefits from a Class E use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

VAT

The property is registered for VAT.



Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. MP also complies with the financial check guidance. Please click the link below for more information.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

LAURENCE BOWEN

M: 07350 397 040 E: laurencebowen@masonpartners.com

LEE QUINN

M: 07788 188 731 E: leequinn@masonpartners.com

**Mason
Partners**



MISREPRESENTATION ACT 1967 AND DECLARATION: The Agents for themselves and for the vendors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Mason Partners LLP or Bolton Birch has any authority to make or give any representation or warranty in relation to this property. September 2026.