



## FIRST AND SECOND FLOOR ACCOMMODATION WITHIN A PROMINENT LOCATION 722 SQ FT

**Rent: £750.00 Per Month**

18A Main Road  
WINDERMERE  
Cumbria  
LA23 1DY

- 100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING OCCUPIERS
- NO VAT PAYABLE ON THE RENT
- SUITABLE FOR VARIOUS COMMERCIAL USES: OFFICES, HAIR & BEAUTY SALON, & WELLBEING STUDIO/ THERAPY SPACE

## Location

Windermere is an attractive Lake District town, conveniently positioned around 10 miles from Kendal, and 1 mile from Bowness on Windermere and the lake Windermere itself. Other popular towns of Ambleside and Keswick lie further north, but within 20 minutes drive.

The town of Windermere is popular throughout the summer season with tourists and holidaymakers. There are various holiday parks and campsites nearby, as well as many holiday let options within the town. In recent years, due to higher footfall and visitor numbers, there has been an increase in higher-end boutique hotels, guest houses and Airbnb accommodation for both Windermere and Bowness.

The subject property is located at the northern end of Main Road, opposite Brown Sugar (café/restaurant) and neighbouring TG Jones and Age UK. There are also numerous independent food and drink operators in close proximity along Main Road and Crescent Road.

## Description

The property offers upper-floor accommodation accessed via a separate ground-floor entrance on Main Road. The first floor comprises two open-plan areas, with a small storage room. The second floor comprises an open-plan area, a storage room, a kitchenette and WC facilities.

The accommodation could be suitable for various commercial uses, subject to planning. Examples include: Offices, Art studio, Hair/ Beauty salon, Nail bar and Wellbeing studio/therapy space.

## Terms

The accommodation is offered on the basis of a new internal repairing and insuring lease for a term to be agreed at a rent of £750 per calendar month.

## Accommodation

This property has been measured on a Net Internal Area basis and extends to the following approximate areas:

|              | Sq Ft      | Sq M         |
|--------------|------------|--------------|
| First Floor  | 439        | 40.78        |
| Second Floor | 283        | 26.29        |
| <b>TOTAL</b> | <b>722</b> | <b>67.07</b> |

## Services

We understand the property is connected to mains water, drainage, and electricity. Heating is provided by way of electric storage heaters.

Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

## Business Rates

The Valuation Office Agency website describes the property as Offices and premises with a 2026 List Rateable Value of £7,100.

\* 100% BUSINESS RATES RELIEF IS ATTAINABLE FOR QUALIFYING OCCUPIERS \*

The Small Business National Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

## Energy Performance Certificate

The property has an Energy Performance Asset rating of E-101.

## VAT

We understand VAT is not payable on the rent.

## Costs

Both parties will bear their own legal and professional costs involved in the transaction.



## Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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