

# BOWNESS-ON- WINDERMERE

LAKE ROAD LA23 3BJ

## FORMER GALLERY & GIFT SHOP LEASEHOLD OPPORTUNITY

### LOCATION

Bowness is one of the most visited all-year-round destinations in the Lake District, offering lakeside boulevards, boat trips, the World of Beatrix Potter Museum, national and independent restaurants, cafes and retail.

**Crew Clothing, Fat Face, Mountain Warehouse, Joules, Animal, Bath House, Regatta and Cornish Bakery** are all represented.

With an extensive frontage to the Windermere road, the gallery lies opposite the **Quarry Rigg Shopping Precinct** and **car park**, close to **Trespas, the Co-op, Bargain Booze and Lakeland (Leathers)**.

### ACCOMMODATION

The property is arranged on ground floor only and offers the following approximate dimensions and net internal floor areas:

Gross Frontage	42'0"	12.80 m
Internal Width (front)	40'2"	12.24 m
Internal Width (rear)	24'0"	7.31 m
Shop Depth	60'6"	18.44 m

Ground Sales	1,586 sq ft	147.34 sq m
(incl. partitioned storage)	258 sqft	23.97 sq m)

The unit is fully fitted and enjoys rear servicing.

### RENT

£30,000 per annum exclusive of rates.

### LEASE

Full details on application.



### CONSIDERATION

Offers are invited for the leasehold interest.

### RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2026)	£29,000.00
UBR (2026/2027)	43p

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

### VAT

The property IS NOT VAT REGISTERED so the rent is not subject to VAT.

### ENERGY PERFORMANCE CERTIFICATE

The EPC is available upon request.

### COSTS

Each party will be responsible for their own legal and professional costs incurred in this transaction.

### VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

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### SUBJECT TO CONTRACT







