

# 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 **Trespass, 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

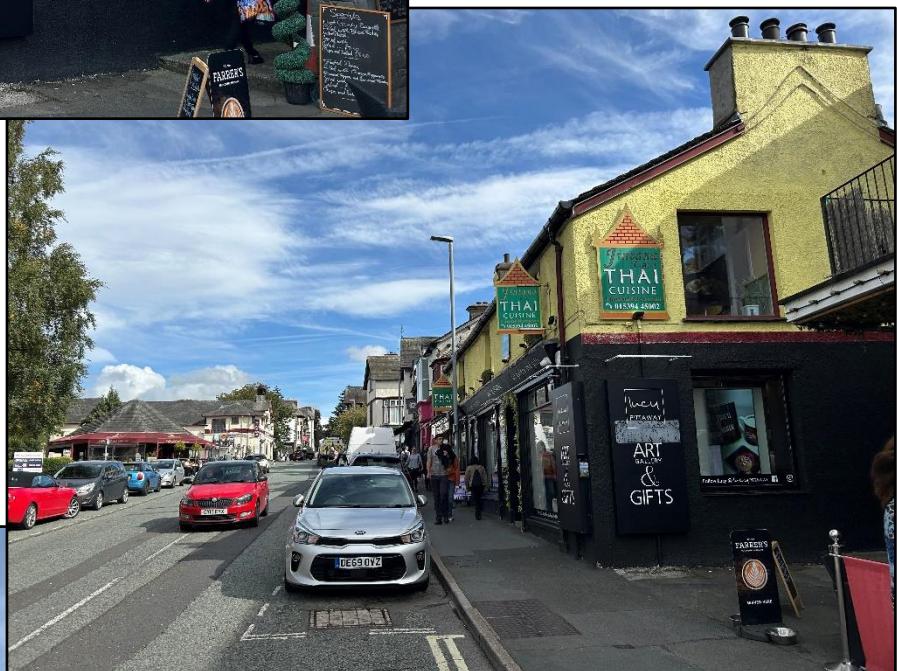
Each party will be responsible for their own legal and professional costs incurred in this transaction.

### VIEWING & FURTHER INFORMATION

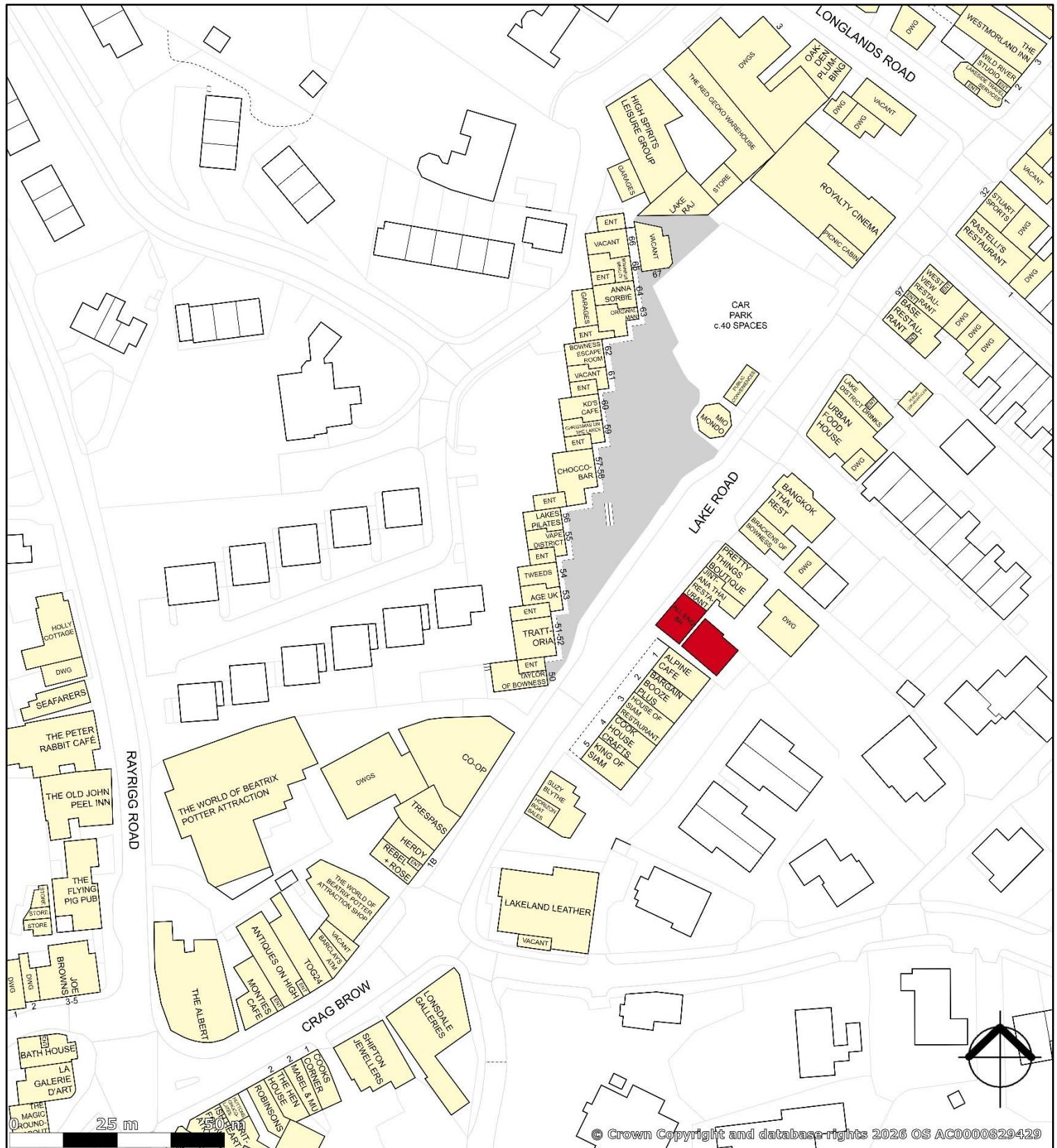
Please direct all enquiries to Brassington Rowan:

|                 |  |
|-----------------|--|
| John Birtwistle | M: 07711 646990<br>E: <a href="mailto:john.birtwistle@brassrow.co.uk">john.birtwistle@brassrow.co.uk</a> |
| Jason Oddy      | M: 07718 159671<br>E: <a href="mailto:jason.oddy@brassrow.co.uk">jason.oddy@brassrow.co.uk</a>           |

### SUBJECT TO CONTRACT



IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy himself, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.



IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an Intending Purchaser must satisfy themself, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.