

Edwin
Thompson



A Prominent Mixed-Use Showroom and Office Premises To Let
Rowan House, Beresford Road, Windermere, Cumbria, LA23 2JG

PROPERTY SUMMARY

- An immaculately presented detached showroom and office building with dedicated loading and private car parking for approximately 10 vehicles.
- Offering flexible accommodation for a wide range of potential occupiers.
- Architecturally designed, offering modern internal specification and effective space design with internal lift facilities.
- Situated on Beresford Road a mixed-use area in the popular tourist town of Windermere, within walking distance to Windermere and Bowness-on-Windermere retail centres and benefiting from good access to the local road network.
 - The property extends to an approximate net internal area of 2,683 sq ft.
 - Option to sub-divide into 2 separate units
- The property is available To Let at a rental of £30,000 per annum, exclusive for the whole. Alternatively, the ground floor is available at a rental of £16,000 per annum and the first and second floor are available at a rental of £14,000 per annum.

An opportunity to occupy a strategically located, self-contained showroom and office premises within a private development forming part of a well-positioned mixed-use location. The flexible accommodation extends to approximately 2,683 sq ft and benefits from a quiet setting, private car parking for approximately 10 vehicles and modern specification accommodation with lift facilities. Offering an opportunity for continued use as an outdoor clothing showroom and offices, or suitable for a variety of alternative uses.

LOCATION

The subject land and property is situated on Beresford Road a short distance to the north east of Bowness-on-Windermere town centre in South Lakeland and the Lake District National Park, Cumbria, in the North West of England.

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 9,969 (2021 Census). The town provides a range of retail and leisure offerings. It is situated in the Lake District National Park which was designated in 1951, is the largest National Park in England and was recently awarded UNESCO World Heritage Status. It covers 2,362 square kilometres following the extension of its boundaries in August 2016 and makes up a third of the total area of Cumbria extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 39,000 (2021 Census) and attracts approximately 18,410,000 visitors each year with tourism being the major industry. (Source – Lake District National Park).

There is a train and bus station at the northern end of Windermere and around 1 mile from the subject land providing local train services to Kendal and Oxenholme Station which is on the main North West Virgin Train Line as well as regular bus services.

Kendal is approximately 10 miles to the south east and is the principal town of South Lakeland, situated just outside of the southern boundary of the Lake District National Park and only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,593 (2021 Census) and is also a popular tourist destination being in close proximity to the Lake District National Park. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic. Kendal offers good retail and leisure facilities within a bust town centre and benefits from year round festivals.

Oxenholme Train Station which is located to the south east of Kendal and around 13 miles from the subject property, provides services on the West Coast main railway line with direct routes to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Beresford Road travels from north west to south east and connects directly with the A5074 Lake Road which is the main road connecting to Bowness town centre to the south and also travels north providing access to Windermere, and the A591 connecting with Kendal and Ambleside. The A5074 also connects with the A592 around 800 metres to the south west of the subject property and travels down the eastern shores of Lake Windermere meeting up the A590 and Newby Bridge, 6 miles away.



DESCRIPTION

The land and property are developed within a self-contained and private site with shared access from Beresford Road leading to a private car park and main entrance to the property.

The property provides a modern architecturally designed showroom and office premises of three storey block/stone construction which is rendered externally with exposed stone features and bespoke cladding in part underneath a multi-pitched slate roof incorporating aluminium framed pedestrian doors, double glazed windows and timber framed double glazed skylights.

Internally, the property is arranged as entrance lobby, open plan showroom/offices, kitchen, private office, disabled WC facilities, and lift at ground floor with a bespoke staircase leading to a landing, toilets, and further showroom/offices with staff kitchen area, private office and interconnected office at first floor. The staircase continues to the second floor which provides stores/office accommodation with mezzanine viewing area down to the first floor showroom.

The accommodation is presented to exacting standards throughout utilising local stone detailing and flooring in part, oak staircase, door encasements and doors and quality fixtures and fittings including kitchen and toilet facilities. The space lends itself to a variety of uses and is a one-off opportunity within the Windermere and Bowness-on-Windermere market.

Externally, the side loading and car parking area is formed in tarmacadam providing approximately 10 vehicle spaces. The property is accessed via a shared driveway with a high quality residential apartment development directly from Beresford Road.

ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

Ground Floor	114.67m ²	(1,234 sq ft)
First Floor	96.75m ²	(1,041 sq ft)
Second Floor	37.83m ²	(407 sq ft)

Total Approximate Net Internal Areas	249.25m ²	(2,683 sq ft)
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SERVICES

The property is connected to mains electricity, gas, water and the mains drainage/sewage system.

Prospective occupiers should make their own enquiries as to the services available for future use.

PROPOSAL

The land and property is available by way of new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £30,000 per annum exclusive.

Should the property be sub-divided, the ground floor is available by way of a new Full Repairing & Insuring lease for a term to be agreed, at a rental of £16,000 per annum exclusive and the first and second floor is available by way of a new Full Repairing & Insuring lease for a term to be agreed, at a rental of £14,000 per annum exclusive.





RATEABLE VALUE

According to the Valuation Office Agency Website, it is understood that the building is assessed at a Rateable Value of £25,000 and described as an office & premises.

The property is listed as an office and premises and should the property be sub-divided, it will need to be reassessed upon occupation.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset Rating of C70 and the EPC Certificate is available to download from the Edwin Thompson website.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is 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

Amelia Todd – a.todd@edwin-thompson.co.uk

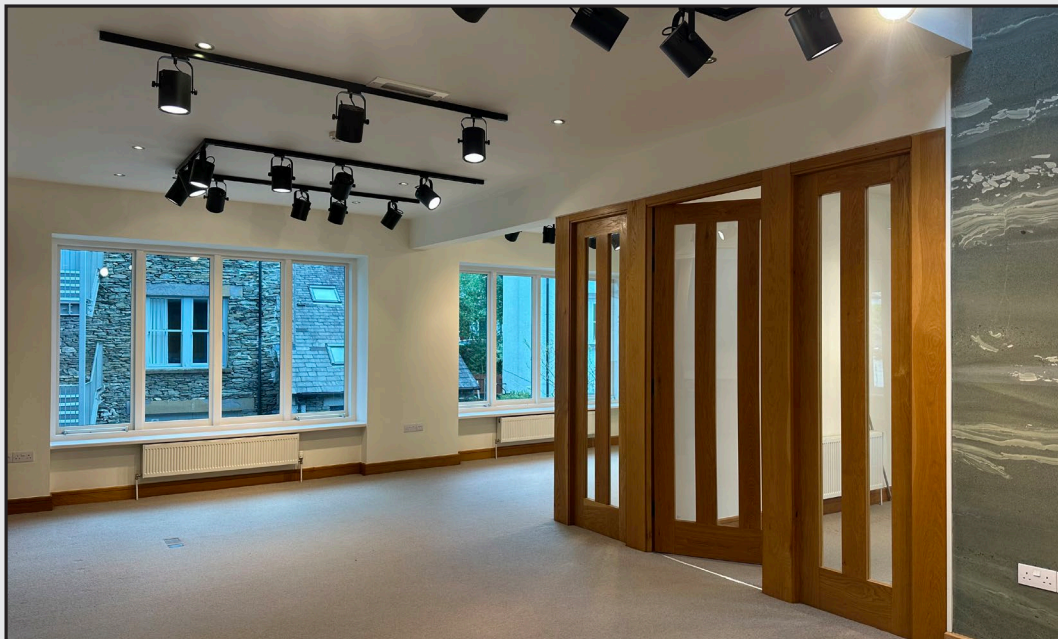
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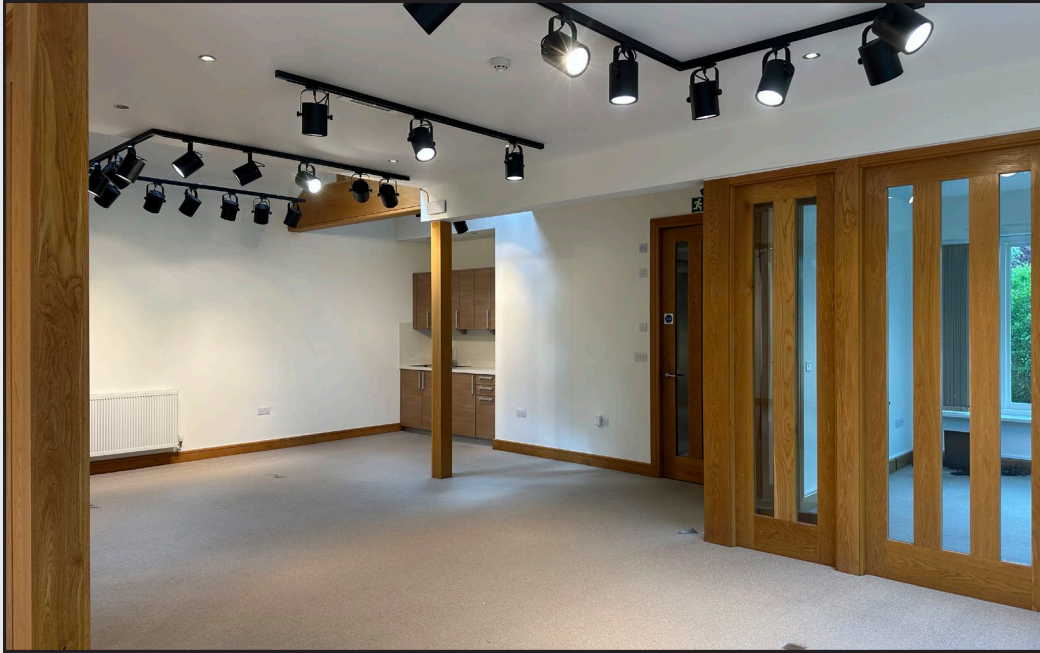
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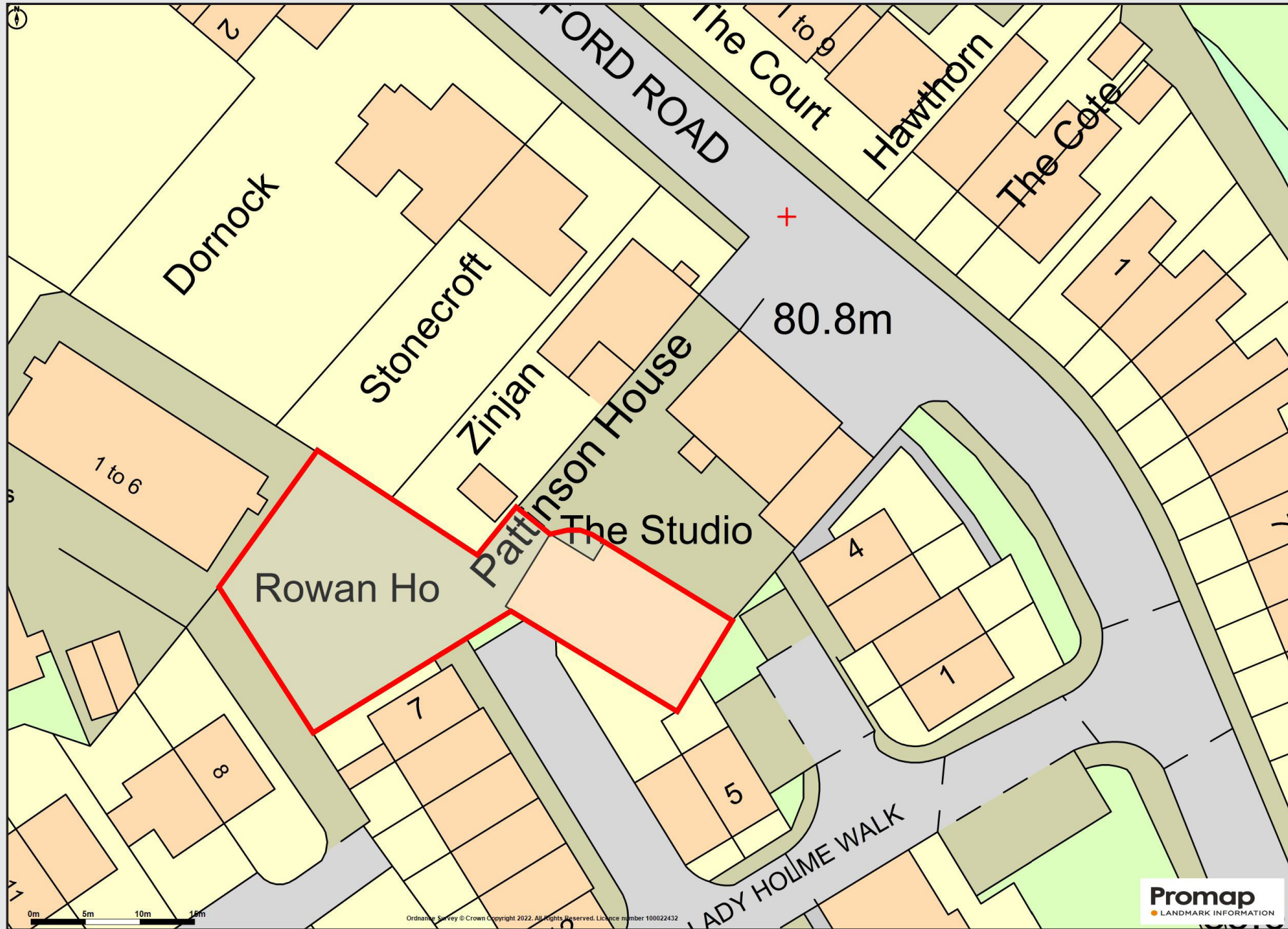
IMPORTANT NOTICE

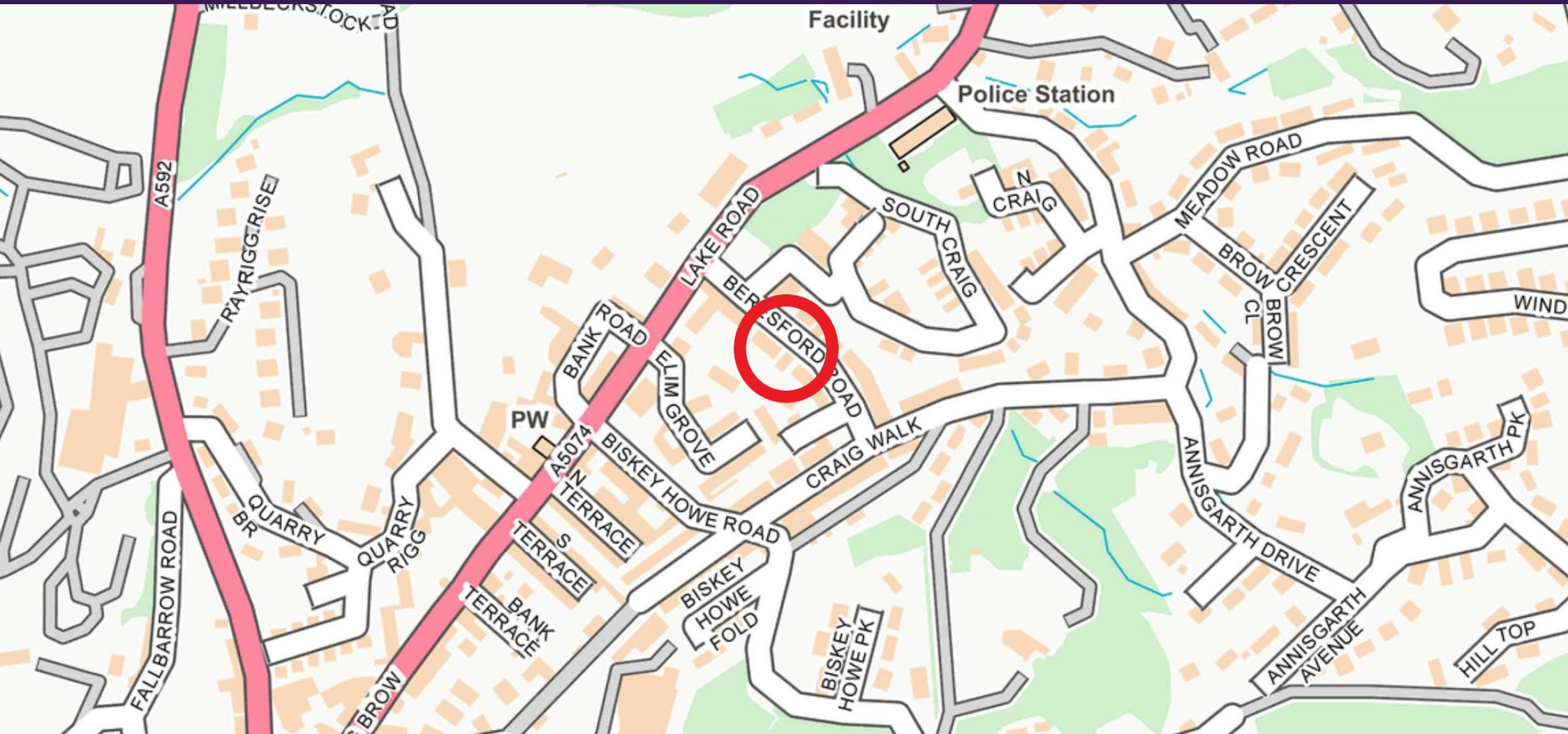
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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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