

TO LET (SUB LEASE)

DERBY COTTAGE, DERBY SQUARE, WINDERMERE, LA23 1EE

On the Instructions of:



For the good
of entertainment



- Suitable for a variety of uses subject to consent.
- Beautiful building in idealic Lake District tourist location.
- Ground Floor Sales 35 sq m (380 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: **The Northern Line, Claytons Butchers, Boots the Chemsit, Greggs, Cook House Gallery and the Post Office.**

SITUATION

Windermere is situated within the Lake District National Park and is one of the most visited tourist destinations in the UK. The Lake District was awarded UNESCO World Heritage Site status in 2017 which has led to an increase in visitor numbers. Windermere, together with neighbouring Bowness-on-Windermere is one of the most visited destinations within the National Park and is situated approximately 8 miles from Kendal.

The subject property is located just off Crescent Road, the 100% prime location within the town. The property is surrounded by a range of mixed use occupiers including strong independent traders, professional firms, restaurants, cafes and office occupiers.

ACCOMMODATION

A ground floor retail unit within a two storey building of traditional construction comprising a sales area with customer/staff WC facilities and storage area to the rear.

Internal Width	3.95m	12'11"
Shop Depth	8.23m	27'00"
Ground Floor Sales	35m ²	380ft ²
Rear Stores	4m ²	46ft ²

LEASE TERMS

The premises are occupied by way of an existing effective FRI lease expiring 23rd September 2031 at a passing rental of **£10,970 per annum** exclusive.

Sub Leases and Short-Term Deals will be considered subject to negotiation.

EPC

An Energy Performance Assessment has been arranged and a full copy will be available soon upon request.

BUSINESS RATES

Rateable Value	£5,200
2021/2022 UBR	£0.499
Estimated Rates Payable	£2,595

Given the Rateable Value is below £12,000, the current rates relief for the property equates to 100% discount for most occupiers. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

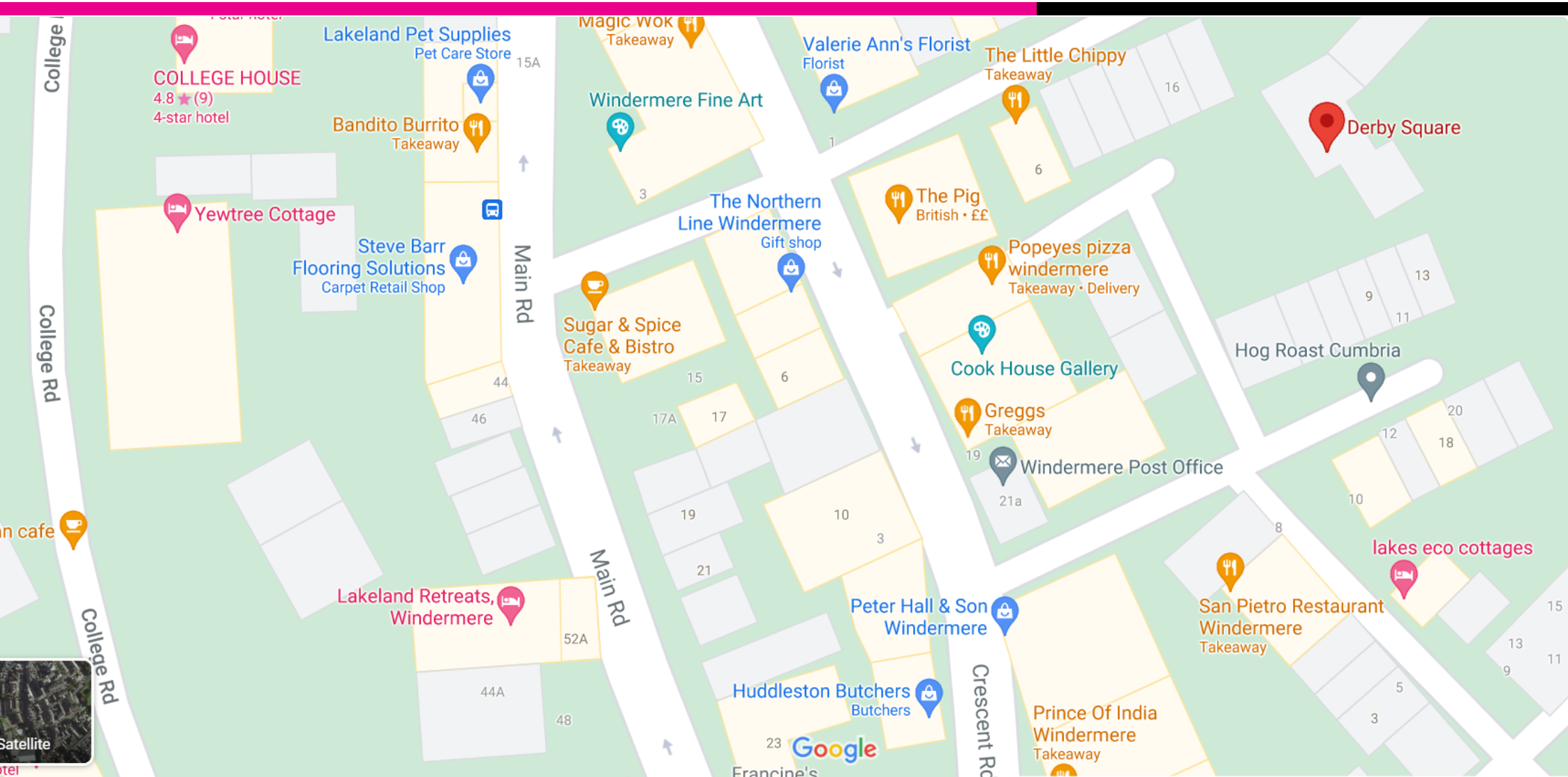
VIEWING

For enquiries, viewing, and general information, please contact:

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