



## TO LET

**Unit 66 Quarry Rigg  
Bowness on Windermere  
Cumbria  
LA23 3DU**

### Prime Shopping Centre Unit

- Ground Floor Retail Premises in a Prime Tourist Area
- Unit 66 – approximately 607 sq ft
- Occupiers include ChoccoBar Hot Chocolate House, Trattoria, RSPCA and Christmas on the Lakes
- Rental - £6,250 per annum exclusive



## LOCATION

The property occupies a well located trading position within Quarry Rigg Shopping Centre in the heart of Bowness-on-Windermere.

Bowness-on-Windermere is situated in the Lake District National Park and is known as Cumbria's most popular tourist destination.

On entering the village from Windermere on New Road which continues as Lake Road, the Quarry Rigg development can be found just after the public car park on the right hand side.

## DESCRIPTION

Unit 66 forms part of a modern purpose built parade of retail units situated over ground floor and providing an open plan sales area with attractive glass / wood display frontages. The unit incorporates an L-shaped sales area, side office / additional sales area and a rear kitchenette and WC.

## ACCOMMODATION

The property provides the following approximate net internal area measurements:

|         |            |             |
|---------|------------|-------------|
| Unit 66 | 56.39 sq m | (607 sq ft) |
|---------|------------|-------------|

## BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

|         |                        |
|---------|------------------------|
| Unit 66 | Rateable Value £5,500. |
|---------|------------------------|

For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & RENTAL

The premises are available by way of an assignment of an existing lease expiring June 2024 and at a rental of £6,250 per annum exclusive.

Alternatively, the landlord may consider a new lease on terms to be agreed, further details upon application.

## SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of external repairs, landscaping and insurance of Quarry Rigg.

Further details are available upon request.

## EPC

An Energy Performance Certificate has been produced for the premises and is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

## VAT

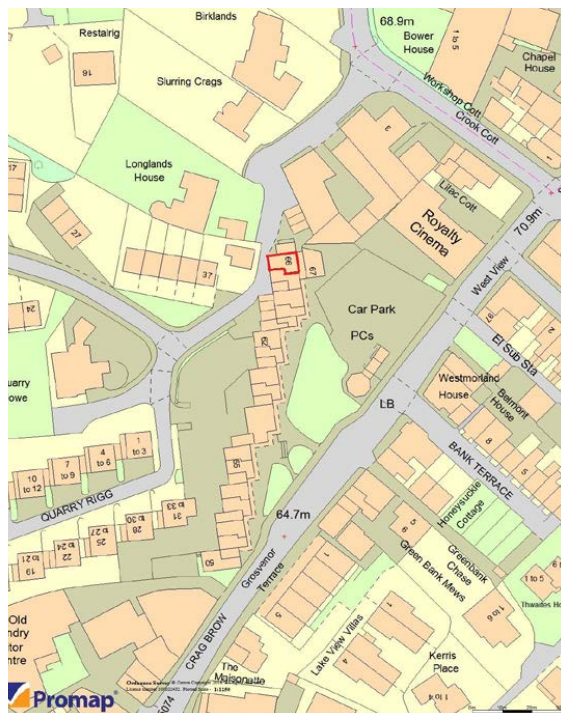
All figures quoted are exclusive of VAT where applicable.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas. Please contact Suzie Barron to arrange.

T: 01539 722592 | M: 07342 701093

E: [suzie.barron@carterjonas.co.uk](mailto:suzie.barron@carterjonas.co.uk)



## FURTHER INFORMATION

Should you require further information please contact Suzie Barron.

[carterjonas.co.uk](http://carterjonas.co.uk)

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**Carter Jonas**

## IMPORTANT INFORMATION

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