

# Prime Shopping Centre Unit to Let

Quarry Rigg Shopping Centre  
Bowness on Windermere  
Cumbria  
LA23 3DU

Edwin  
Thompson



- Well Located Ground Floor Retail Premises in Prime Tourist Area
- Unit 62 – approximately 975 sq ft.
- Occupiers include Laura Ashley, Age UK South Lakeland and a range of local vibrant operators

Rental – £7,750 per annum exclusive

REF: H1244

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## LOCATION

The retail unit occupies a prominent trading position within Quarry Rigg Shopping Centre - a thriving retail area in the heart of Bowness-on-Windermere. 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 12,000 (2011 Census).

Bowness-on-Windermere is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. It covers 2,292 square kilometres and makes up a third of the total area of Cumbria with its boundaries extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 41,100 and Cumbria Tourism estimated that in 2016, Cumbria and the Lake District National Park received almost 40 million visitors, made up of 34.2 million day trippers and 5.4 million overnight visitors. These visitors brought in £2.2 billion to the region's economy with a large amount focused on the sprawling lakeside town of Bowness-on-Windermere the hub of the lakes tourism trade.

Quarry Rigg Shopping Centre and the local vicinity boasts some of the leading high street retailers including, Laura Ashley, Tog 24, Edinburgh Woollen Mill, Pandora, Trespass as well as a variety of local gift shops, cafes and leisure outlets.

## DESCRIPTION

The premises forms part of a modern purpose built parade of retail units situated over ground floor and basement level and providing an open plan sales area with attractive glass/wood display frontages and a lower ground rear car park and loading access.

## ACCOMMODATION

The property provides the following approximate net internal area measurements:

Ground Floor Sales 38.00m<sup>2</sup> (409 sq ft)

Basement Ancillary 52.60m<sup>2</sup> (566 sq ft)

## LEASE TERMS

The property is available by way of new Full Repairing & Insuring leases via a service charge for a number of years to be agreed and at an attractive commencing rental of £7,750 per annum, exclusive.

## SERVICE CHARGE

There is a service charge of £216.60 per quarter per unit levied to recover the cost of the management and upkeep of external repairs, landscaping and insurance of Quarry Rigg.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £6,900.

The current Uniform Business Rate is 49.3p in the pound for the year 2018/19.

Small business rate relief may be available to prospective tenants who should check the exact rates payable with South Lakeland District Council - Tel: 08450504434.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

## VIEWING

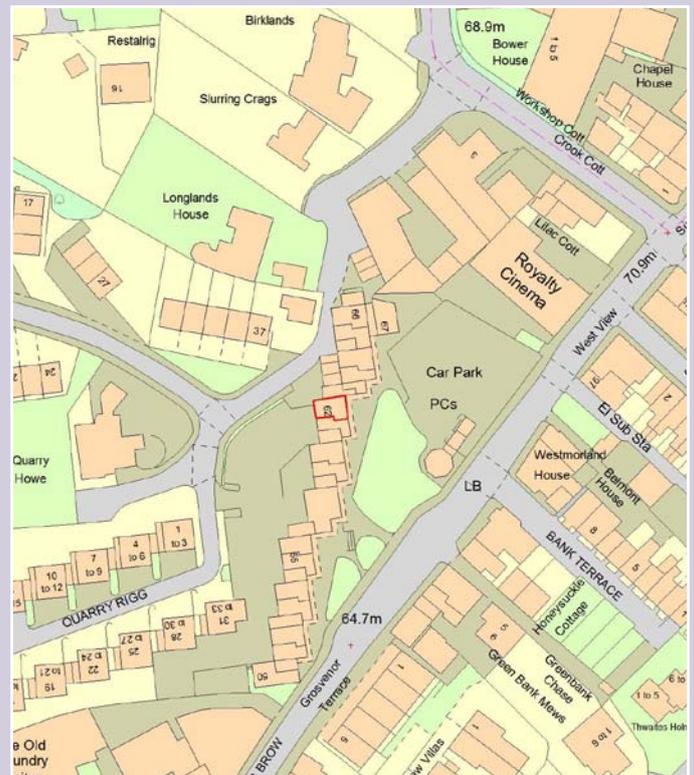
The property is available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis, j.ellis@edwin-thompson.co.uk

John Haley, j.haley@edwin-thompson.co.uk

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