



Tenure

Freehold.

Location

Windermere, the largest natural lake in England, is one of the principal tourist destinations of England's Lake District National Park, which is situated adjacent to the M6 some 80 miles north of Manchester. The town of Windermere is situated on the eastern bank of the lake at the junction of the A591 and A592, a short distance to the north of Bowness-on-Windermere.

The property is situated on the east side of Crescent Road, at its junction with Beech Street. Crescent Road runs parallel to Main Road. Occupiers close by include Boots, Santander, Greggs, Post Office and The Pig Windermere.

Description

The property is arranged on basement, ground and two upper floors to provide a shop on ground floor and basement together with a four bedroom flat above, which will be sold off on a long lease from completion.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Shop EPC Rating 104 Band E (Copy available on website).

Flat EPC Rating 43 Band E (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	DA Knowles (guaranteed by Valerie Ann's Florist Ltd)	Gross Frontage 5.85 m Net Frontage 3.90 m Shop Depth 9.50 m Built Depth 12.00 m Basement 43.2 sq m Ground Floor 40.4 sq m	(19' 3") (12' 9") (31' 2") (39' 4") (465 sq ft) (435 sq ft)	10 years from 19.12.2017 Rent review in the 5th year Effectively FR & I	£16,000 p.a. Rent Review 2022
First and Second Floor	Hallpro Ltd	First Floor – 4 Bedroom Flat	250 years from completion	£200 p.a.	Reversion 2268

(1) The tenant has been established in the Lake District for over 20 years.

Total £16,200 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Windermere

9 Crescent Road

Cumbria

LA23 1EA

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising a recently fitted out florists shop with residential ground rent above
- Attractive Lake District town
- No VAT applicable
- Popular tourist location
- Shop Rent Review 2022
- Total Current Rents Reserved
£16,200 pa

**SIX WEEK COMPLETION
AVAILABLE**

