

TO LET (MAY SELL)

ROSTHWAITE, NEW ROAD, WINDERMERE
LA23 2LA

**Carigiet
Cowen**



PRIME LAKE DISTRICT POSITION

* PROPOSED COMMERCIAL OPPORTUNITY *

* VARIOUS USES CONSIDERED *

* MAIN ROAD LOCATION AT HEART OF LAKE DISTRICT *

LOCATION

Windermere is positioned at the heart of the Lake District National Park, now listed as a UNESCO World Heritage Site and benefits from large tourist numbers annually. The town of Kendal lies approximately 8 miles east. The nearby town of Bowness sits adjacent within 1 mile of Windermere. The town has its own train station.

The subject property is prominently positioned on New Road, extremely close to Windermere town centre, merging with Lake Road leading down the hill to the lake promenade, which is arguably one of the main tourist attractions in Bowness and the busiest areas in this vicinity.

The site has good visibility, accessibility off the main road and a convenient cut-through walkway to the side elevation leading to the commercial buildings and residential properties positioned at the rear.

The outline of the site is shown on the main arterial image, and both existing plans and proposed redevelopment plans for the site are shown overleaf.

DESCRIPTION

At present, the site provides two holiday rental properties. Both a rectangular construction, with dedicated car parking.

The owner has secured planning permission for a new development to provide a ground floor commercial unit of circa 3,500 sq ft, plus 10 units above. Further information on this application can be found at the Lake District National Park Planning

Application portal, reference number 7/2022/5218.

The owner is offering an opportunity for a well-established commercial user to explore taking a lease within the ground floor of the proposed development. Alternative options for the site may be acceptable, subject to covenant strength, terms and planning consent.

The proposed commercial development would be suitable for a range of uses including: convenience store, grab and go food, restaurant, office and professional services use.

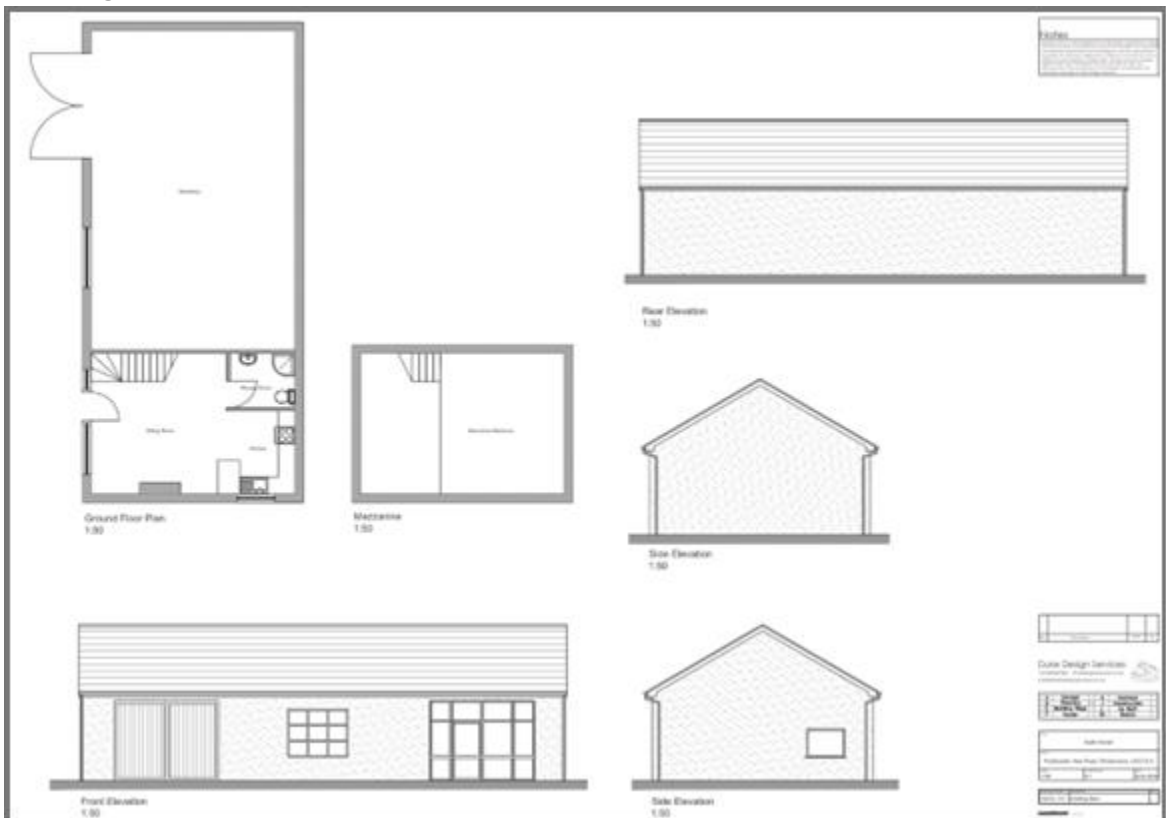
SERVICES

We understand water and electricity are connected to the property.

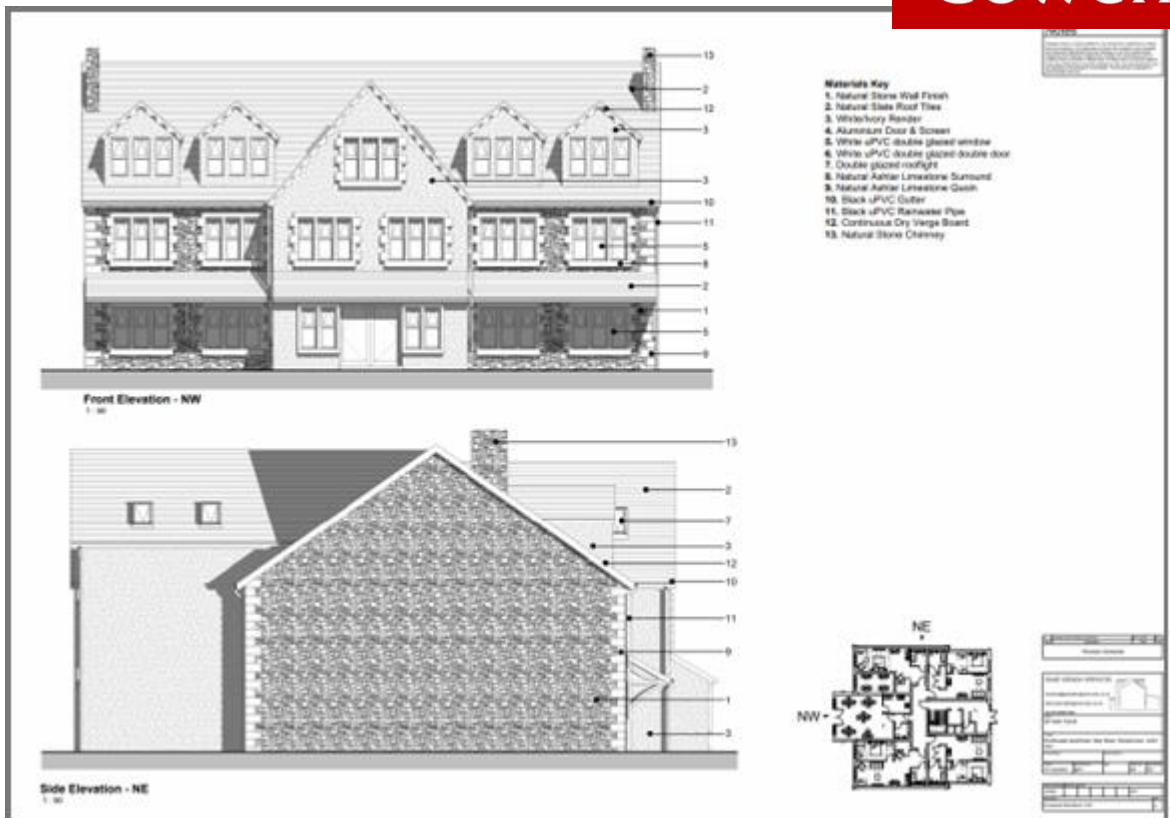
Existing Plans and Elevations – Bungalow



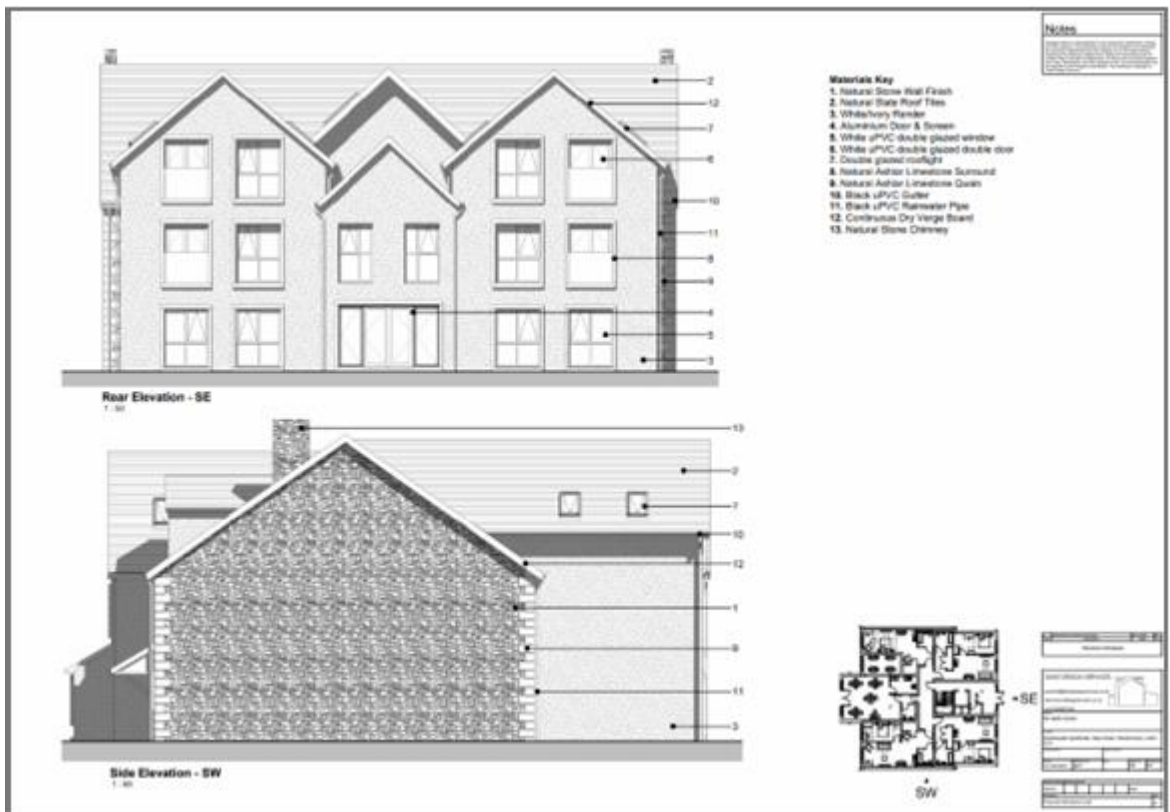
Existing Plans and Elevations – Barn



Proposed Elevations – NW/NE



Proposed Elevations – SW/SE



ACCOMMODATION

Area	hectares	acres
Site Area	0.35	(0.86)

TERMS

The proposed unit will be available to let by way of a new lease. Rent on application from the agent.

SALE PRICE

Alternatively, a sale of the site as is now may be considered. Offers in the region of **£1.5 million** are invited for the sale of the freehold interest.

COSTS

Each party will be responsible for its professional and legal costs incurred in the event of a transaction. Subject to covenant strength, a rental deposit may be required to be lodged on completion of a new letting.

VAT

We are advised that the property is not currently VAT-registered, and therefore VAT is not payable on the rent or sale price.

VIEWINGS

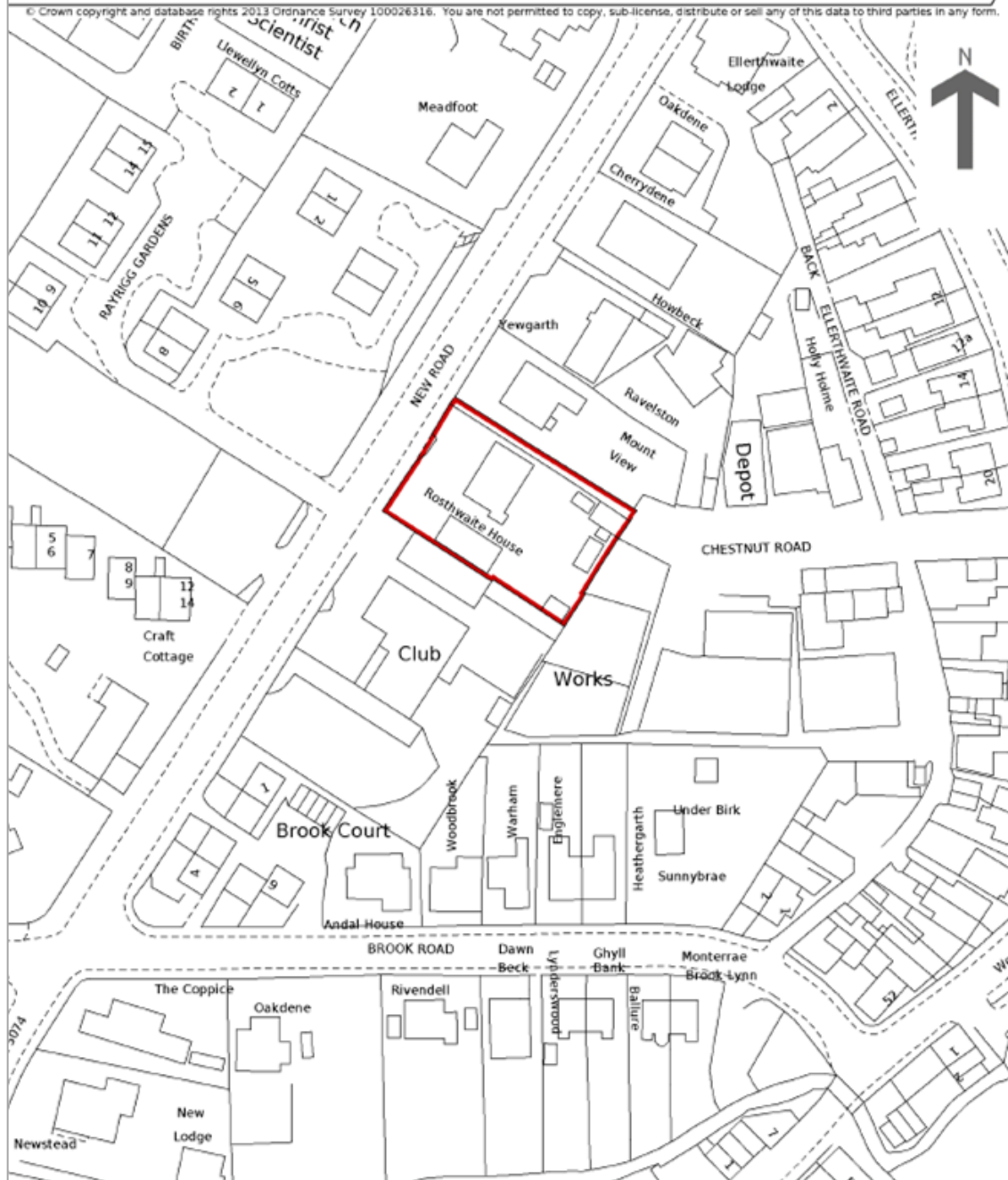
Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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HM Land Registry Current title plan

Title number **CU270276**
Ordnance Survey map reference **SD4198SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Westmorland and
Furness**



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