

6743/IH

## WINDERMERE

### 3 CRESCENT ROAD FIRST FLOOR OFFICE

## TO LET

**\* 100% BUSINESS RATES RELIEF \***  
**\* NO VAT \***



#### LOCATION

Windermere lies at the heart of The Lake District National Park, which is regarded as a UNESCO World Heritage Site.

The property is located at the northern end of Crescent Road, close to the junction with Main Road and Victoria Street. The property is centrally located within Windermere, close to all local amenities. On street parking is available in the immediate vicinity, and the property is approximately 250m from the A591.

For identification purposes only, the location of the property is shown outlined red on the attached Ordnance Survey Plan.

#### DESCRIPTION

First floor rear office suite of regular configuration with good levels of natural light. The suite is ideal for a new start or small business looking to acquire office premises within the Lake District area.

There is a shared kitchen and wc on the landing area.

#### ACCOMMODATION

Office 12.88 sq m (139 sq ft)

#### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Heating to the office is by way of radiators.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-77.

#### RATING ASSESMENT

The Valuation Office Agency website describes the property as Office and premises with a 2023 Rateable Value of £1,550. The national non-domestic rate in the £ for the 2024/2025 rate year is 49.9p.

**\* 100% BUSINESS RATES RELIEF \***  
**ATTAINABLE FOR QUALIFYING OCCUPIERS**

#### LEASE TERMS

The accommodation is offered on the basis of an effective full repairing and insuring lease, with a service charge to cover the maintenance of the shared common areas, for a term of years to be agreed.

#### RENT

£2,000 per annum.

#### SERVICE CHARGE

The ingoing tenant, based on their floor area, will contribute 3.70% of Schedule 1 expenditure and 7.83% of Schedule 2 expenditure. The current service charge budget for this office is £581.40 per annum.

#### VAT

The property is not currently elected for VAT.

#### COSTS

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

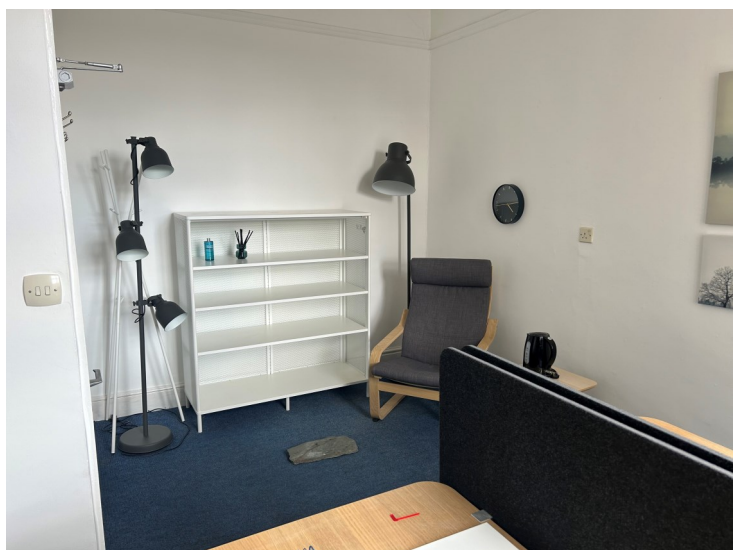
#### VIEWING

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

Tel: 01228 635005

Email: [ihenderson@carigietcowen.co.uk](mailto:ihenderson@carigietcowen.co.uk)

Details prepared April 2024



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

## WINDERMERE Town Centre Plan



**Promap**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449.  
Getmapping plc 2011. Plotted Scale - 1:1250

CARIGIET COWEN

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.