

7623/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 front 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 19.66 sq m (212 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 ASSESSMENT

The Valuation Office Agency website describes the property as Office and Premises with a 2023 Rateable Value of £2,375. 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

£3,000 per annum.

SERVICE CHARGE

The ingoing tenant, based on their floor area, will contribute 5.64% of Schedule 1 expenditure and 11.94% of Schedule 2 expenditure. The current service charge budget for this office is £1,285 per annum.

VAT

The property is not current elected for VAT.

COSTS

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

VIEWINGS

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

Tel: 01228 635005

Email: ihenderson@carigietcowen.co.uk

Details Prepared: September 2024

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

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