

3563/MB

BOWNESS-ON- WINDERMERE

LAKELAND PHARMACARE 5 GROSVENOR TERRACE

A well established and profitable drug store business available with leasehold premises

(nb: A 100 hour pharmacy can be operated from the premises)

LOCATION

Bowness-on-Windermere situated in a spectacular lakeside setting, is Cumbria's most popular tourist destination. The town is busy all year round with people visiting to enjoy the facilities on the lake for sailing, fishing, and water sports, or those who just come to enjoy the atmosphere of the town and its beautiful setting.

The property is located within a parade of shops known as Grosvenor Terrace fronting Crag Brow, in the centre of the town close to a surface pay and display car park

Nearby occupiers include Tog 24, Edinburgh Woollen Mill, Lakeland and Bargain Booze. For identification purposes only, the location of the unit is shown on the attached plan.

DESCRIPTION

The property comprises a ground floor lock-up shop with ancillary staff accommodation and first floor storage provided with a modern Lakeland slate frontage.

ACCOMMODATION

Internal frontage	6.26 m	20ft 6 ins
Sales Depth	11.13 m	36ft 6 ins
Net Sales Area	66.8 sq m	719sq ft
Rear Staff/Office	11.8 sq m	127sq ft
First Floor Stock	23.48 sq m	253sq ft

SERVICES

Mains electricity, water and a connection to the public sewer are laid on.



LEASE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an initial rental of **£22,500** per annum exclusive. Alternatively the freehold may be available at **£275,000**.

BUSINESS

The business has an annual turnover of circa £250,000 with an estimated net profit of circa £38,000. Audited accounts can be made available to genuinely interested parties.

PRICE

£50,000 for the goodwill of the business as a going concern together with the fixtures and fittings. Stock will be taken separately at valuation.

RATING

The Valuation Office Agency website shows the property has a 2010 List Rateable Value of £16,750. The national non domestic rate for the current (2010/2011) rate year is 41.4p in the £

Applicants are advised to make their own enquiries of the local Rating Authority, South Lakeland District Council, telephone 0845 050 4434

VAT

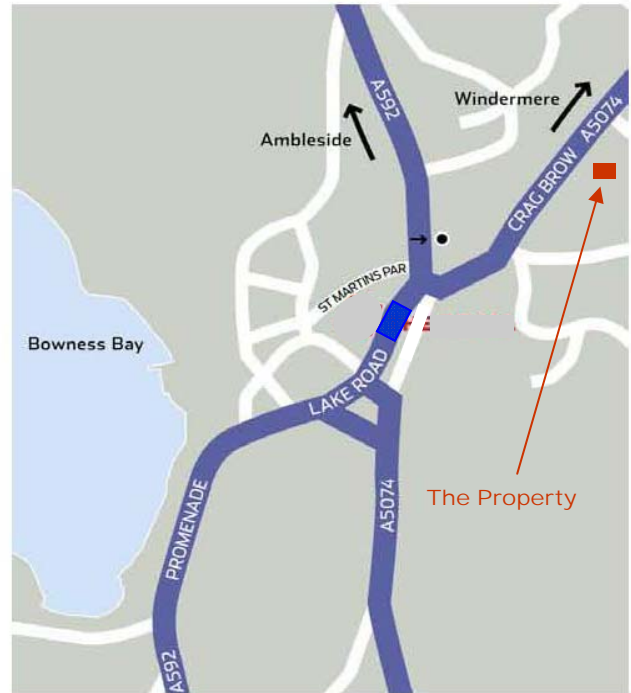
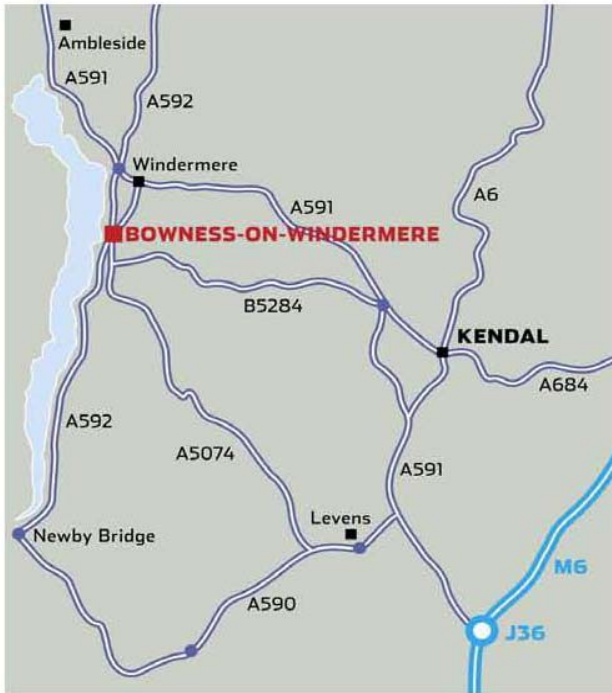
The rent quoted is exclusive of VAT where applicable

VIEWINGS

Strictly by appointment with Carigiet Cowen.

Details amended

April 2010



Messrs Carigiet Cowen 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 or 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 Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.