

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, adjacent to Barclays Bank and 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 office suite of regular configuration with good levels of natural light and views on to Crescent Road. 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 13.29 sq m (143 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

As the unit is less than 50 sq m, no Energy Performance Certificate is required.



#### RATING ASSESMENT

The Valuation Office Agency website describes the property as office and premises with a 2017 Rateable Value of £1,450. The national non-domestic rate in the £ for the 2021/22 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 3.80% of Schedule 1 expenditure and 8.06% of Schedule 2 expenditure. The current service charge budget for this office is £415.10.

#### 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 October 2021

## WINDERMERE Town Centre Plan



**Promap**

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Getmapping plc 2011. Plotted Scale - 1:1250

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