6619/BB

FOR SALE

BOWNESS-ON-WINDERMERE

BOWER HOUSE, LONGLANDS ROAD, LA23 3AS

FREEHOLD INTEREST

*** RARE FREEHOLD OPPORTUNITY ***

*** WITHIN DESIRABLE LAKE DISTRICT TOWN ***

SALE PRICE

£625,000

ARE INVITED FOR THE FREEHOLD INTEREST

** NO VAT PAYABLE **

RICS Regulated by RICS

Suite 2, Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT
www.carigietcowen.co.uk
E-Mail: carlisle@carigietcowen.co.uk

propertylink Zoopla

LOCATION

Bowness on Windermere is one of Cumbria's most popular tourist destinations and benefits from close access to the other popular Lake District National Park towns of Windermere 2 miles north east and Ambleside 6 miles north west. The larger town of Kendal is only 10 miles to the east, which offers good access on to the M6 motorway. The nearest railway station to Bowness is located one mile, just up the hill in the town of Windermere.

The town experiences high visitor numbers year on year, with many visiting and often returning to The Lakes to climb the popular fells including; Helvellyn, Catbells and Skiddaw, or to experience some of the National Park's best attractions including; ferry and steamer trips on the lakes, The Beatrix Potter attraction, Lakes Aquarium, Honister Slate Mine and The Lakes Distillery.

Bower House is well positioned on Longlands Road and fronting on to Lake Road, the main arterial route down the hill from Windermere towards the Lake Windermere promenade and shoreline and Bowness's mini roundabout, where the bulk of local and national retailers, cafes and restaurants are situated. The Quarry Rigg shopping centre is approximately 100 metres away as well as numerous private and independent retailers, the town cinema and a large pay and display car park.

For identification purposes only, the location of Bower House is shown overleaf.

DESCRIPTION

The property is an attractive three storey corner building of assumed local stone construction which has been rendered under a pitched and hipped roof of local slate covering currently providing commercial accommodation over the basement and ground floor, and 5 no. individual residential studios and apartments to the upper floors. Both the commercial and residential sections benefit from their own dedicated accesses.

USE

The property has most recently been utilised for retail and residential uses.

Conversion and redevelopment to alternative uses including; Air B&B, holiday lets, private residential or other commercial uses may be considered acceptable but interested parties should contact the Lake District National Park Planning Department to discuss their queries and proposals;

Tel: 01539 724555 E: planning@lakedistrict.gov.uk

SERVICES

We understand mains gas, water, electricity and drainage are connected to the property.

SALE PRICE

£625,000 are invited for the freehold interest with vacant possession.

VAT

The freeholder has not opted to tax the property and therefore we understand no VAT is payable.

COSTS

Each party will bear their own legal costs incurred in the transaction.
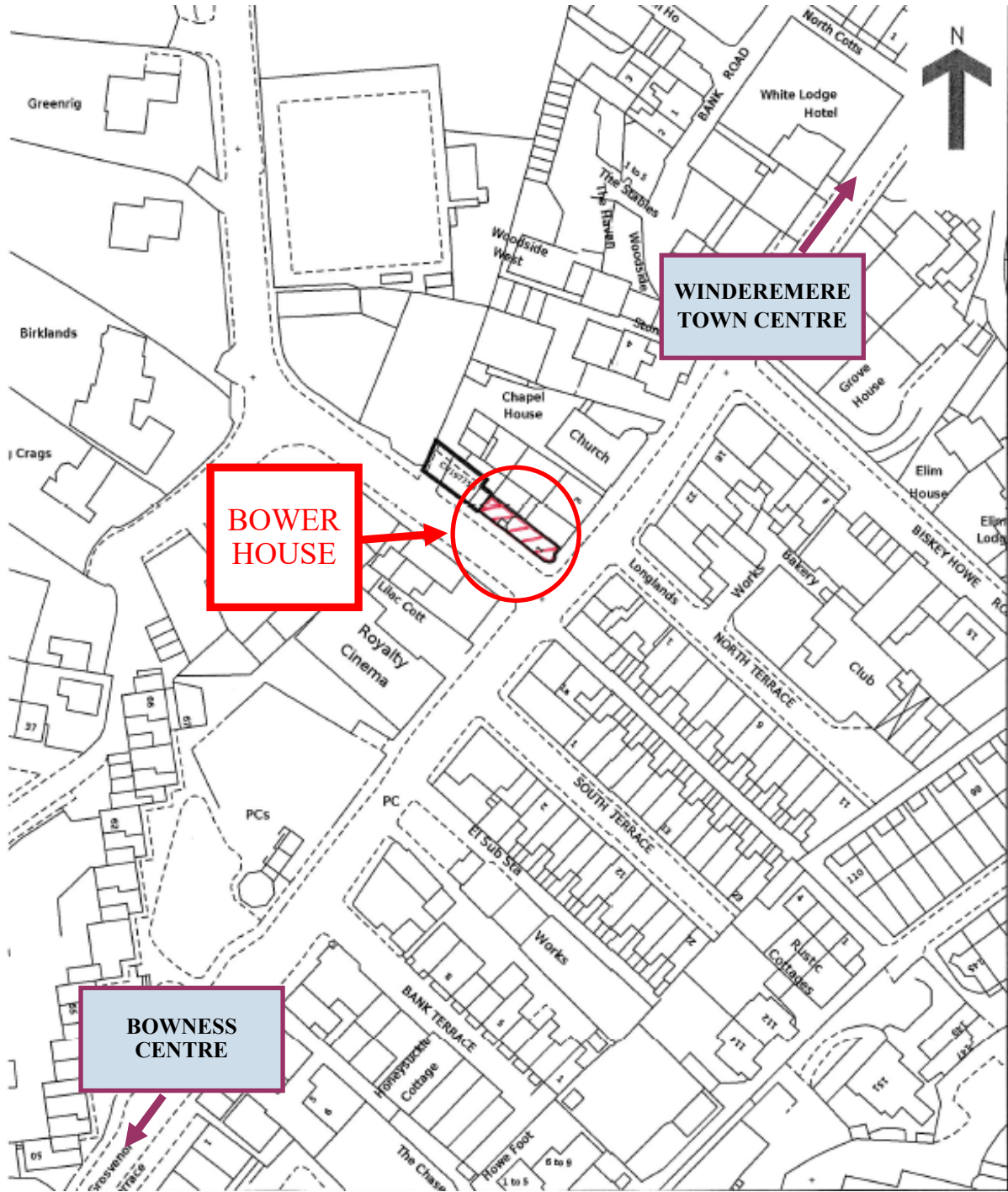
VIEWINGS

Strictly by appointment through the sole agents Carigiet Cowen.

For further information or to arrange a viewing, please contact:-

Ben Blain BSc (Hons) MRICS
Tel: 01228 635002
E: bblain@carigietcowen.co.uk

Details amended
October 2022

WINDEREMERE TOWN CENTRE

BOWER HOUSE

BOWNESS CENTRE