



## TO LET

Unit 67 Quarry Rigg  
Bowness on Windermere  
Cumbria  
LA23 3DU

### Prime Shopping Centre Unit

- Well located Ground Floor Retail Premises in a Prime Tourist Area
- Unit 67 – approximately 465 sq ft
- Occupiers include ChoccoBar Hot Chocolate House, Trattoria, RSPCA and Christmas on the Lakes
- Rental - £8,500 per annum exclusive

## LOCATION

The property occupies a high profile trading position within Quarry Rigg Shopping Centre in the heart of Bowness-on-Windermere.

Bowness-on-Windermere is situated in the Lake District National Park and is known as Cumbria's most popular tourist destination.

On entering the village from Windermere on New Road which continues as Lake Road, the Quarry Rigg development can be found just after the public car park on the right hand side.

## DESCRIPTION

Unit 67 is a stand alone unit but forms part of a modern purpose-built parade of retail units known as Quarry Rigg Shopping Centre.

The accommodation provides an open plan sales area with attractive glass/wood display frontages and a rear kitchenette and WC. The unit is also conveniently and prominently located within the busy public car park known as Quarry Mount.



## FURTHER INFORMATION

Should you require further information please contact Suzie Barron.

[carterjonas.co.uk](http://carterjonas.co.uk)

## ACCOMMODATION

The property provides the following approximate net internal area measurements:

Floor	SQM	SQFT
Unit 67	43.19	465

## BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Unit 67 - Rateable Value £7,000

For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

## TENURE & RENTAL

The premises are available by way of an assignment of an existing lease expiring 5 June 2024 and at a rental of £8,500 per annum exclusive.

Alternatively, the landlord may consider a new lease on terms to be agreed, further details upon application.

## SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of external repairs, landscaping and insurance of Quarry Rigg.

Further details are available upon request.

## EPC

An Energy Performance Certificate has been produced for the premises and is available upon request.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT where applicable.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas. Please contact Suzie Barron to arrange.

T: 01539 722592 | M: 07342 701093

E: [suzie.barron@carterjonas.co.uk](mailto:suzie.barron@carterjonas.co.uk)

Suzie Barron BSc (Hons) MRICS

M: 07342 701 093 | T: 01539 722592  
E: [suzie.barron@carterjonas.co.uk](mailto:suzie.barron@carterjonas.co.uk)

52 Kirkland, Kendal, Cumbria LA9 5AP

**Carter Jonas**

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.