Industrial/Storage

DM HALL

To Let

Storage Facility,

St. Martins Parade, Bowness-On-Windermere, Windermere, Cumbria, LA23 3DY

2,503 Sq Ft | 232.53 Sq M

£14,000 per annum exclusive

- Large Storage Facility
- Double door opening
- Central location
- Electric and water supplies
- £14000 per annum

Description

Large storage unit situated underneath the main buildings of St Martin's parade this good sized storage facility runs along the full length of the properties. St Martins Parade is constructed of Lakeland Stone. Accessed by way of large wooden double doors together with a secondary access door. The property offers full open plan space and would be suitable for storage. New concrete floor to be laid in early January 2025.

Location

Located in Bowness on Windermere on St Martins Parade and on the corner of Robinson Place. St Martin Parade is set back just of the main through road into Bowness from Windermere. Situated in a mixed use area of retail, hotels and holiday cottages, other nearby occupiers include, The Post Office, Churchills, Hole I'nt Wall Public House together with other local independent retailers.

Accommodation

Area	SQ FT	SQ M
Storage	2503	232.53
Total	2,503	232.53

Services

The property is connected to mains electricity and water supplies.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to let on an internal repairing basis for a term of years to be agreed. The asking rent for the property is £14000 per annum.

Money Laundering

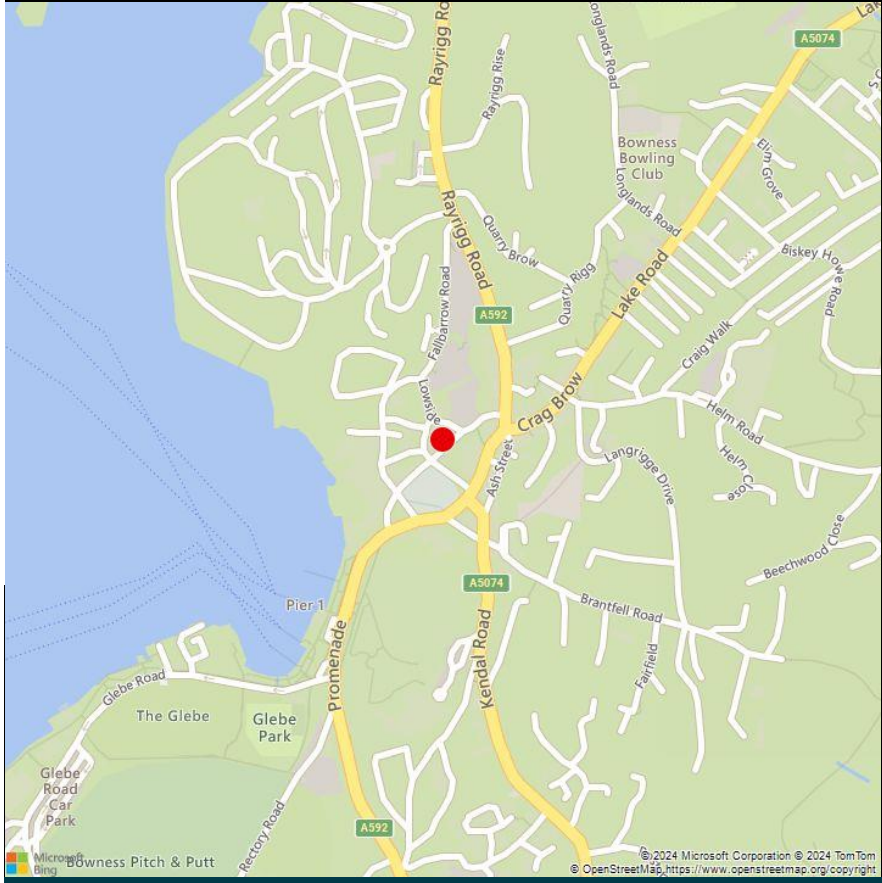
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

RICS

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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