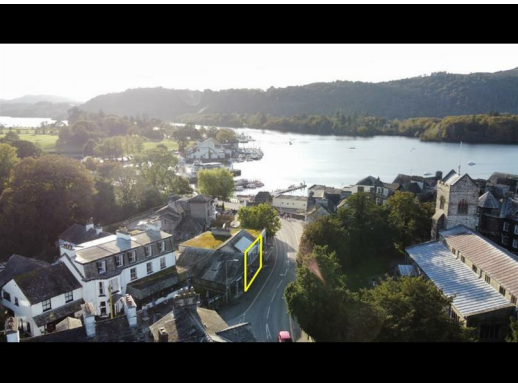
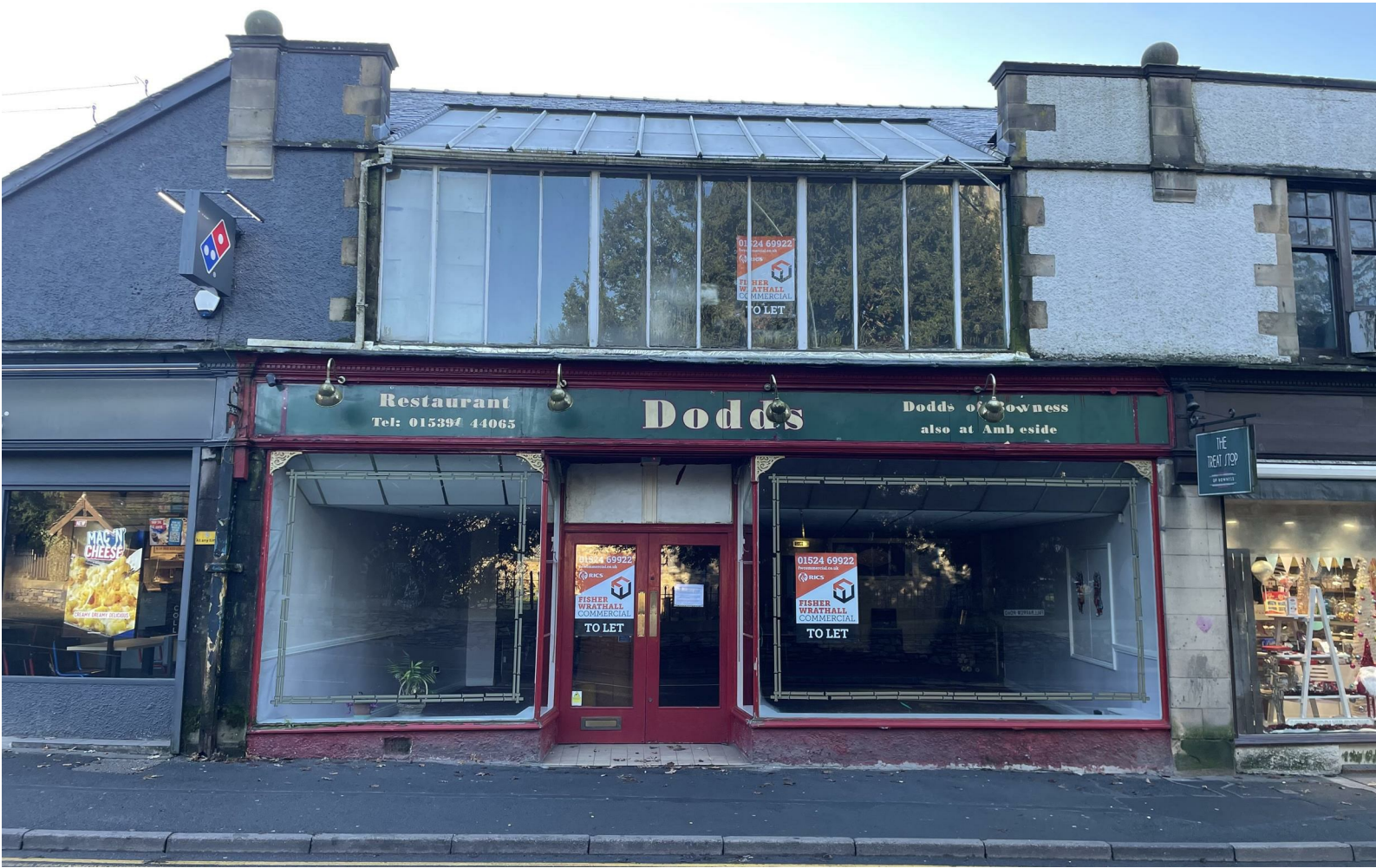




**FISHER  
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COMMERCIAL**



21-23 Lake Road  
Windermere, LA23 3DE

£65,000 Per Annum

Commercial

[www.fwcommercial.co.uk](http://www.fwcommercial.co.uk)

# 21-23 Lake Road Windermere, LA23

Commercial



## Overview

- Lake Road in Bowness-on-Windermere
- Bustling commercial heart of Bowness
- Benefits from vibrant tourism all year round
- Now available to let
- Substantial storage area accessible via a separate rear entrance
- Potential to expand seating and covers upstairs
- Large window that runs the full width of the property
- D - 81
- Floor area totaling 2670 Sqft

## 01524 69922

Email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



### Location

Situated in a prime central location on Lake Road in Bowness-on-Windermere, just a stone's throw away from the famous Lake Windermere, this property is perfectly positioned in the bustling commercial heart of Bowness. Surrounded by retail shops, takeaways, bars, restaurants, and hotels, it benefits from consistent footfall throughout the year, making it an ideal location for any business aiming to capitalise on the area's vibrant tourism. Truly at the core of the Lake District, a renowned tourist hotspot, this property offers a unique commercial opportunity to thrive in one of the UK's most visited destinations, ensuring significant visibility and customer engagement due to its exceptional setting.

### Description

Now available to let, this double-fronted property features large window displays and was previously operated as a successful Chinese restaurant for over 25 years. It offers an excellent opportunity for an already thriving food business looking to expand, open a new bar, or introduce a completely new venture, subject to obtaining the correct planning permissions. The property boasts a substantial storage area accessible via a separate rear entrance, which includes a large main storage room alongside smaller rooms, providing ample space for operational needs. Additionally, there is potential to expand seating and covers upstairs, taking advantage of a large window that runs the full width of the property, offering panoramic views of the stunning Lake Windermere and Lake Road. This setup makes it an attractive option for businesses aiming to capitalise on high visibility and the scenic location in a bustling commercial area.

### Accommodation

This expansive property offers a large open dining space, air-conditioned and spanning over 1100 Sq Ft, with capacity for over 50 covers, making it ideal for a bustling restaurant environment. The sizeable kitchen is equipped with a walk-in fridge/freezer, ample storage for dry goods, and a KP section, all enhanced by a full extraction system to maintain a comfortable working environment. At the rear, there are two separate toilets accompanied by additional storage and a fire exit leading to the bin storage area, adding to the practicality of the layout.

Upstairs extends the utility with a total floor area of over 1000 Sq. Ft, divided into four additional storage rooms. The largest of these, approximately 536 Sq. Ft, presents an excellent opportunity to be transformed into extra seating for restaurant overflow or a relaxed drinking area after some modifications, adding significant value and versatility to the property. This makes it a highly attractive proposition for those looking to invest in a substantial commercial venue with potential for development and expansion.

### Services

We are aware that the property benefits from mains electric, gas, drainage and water.

### Rent

Asking rent is £65,000 Per Annum, with a reduction considered for any extensive refurbishment to the whole property subjects to tenants requirements.

### EPC

D - 81

### Lease Terms

New fully insuring and repairing lease to be agreed with Landlord

### VAT

All figures quoted are exclusive of VAT and are subject to VAT at the prevailing rate.

### Rateable Value

£36,500

### Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



Office: 82 Penny Street, Lancaster, Lancashire, LA1 1XN

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