



Bowness

£265,000

A popular and well established designer apparel business right in the heart of Bowness on Windermere on the main street which has become available due to current owner relocation.

Morse Point
Victoria Buildings
Royal Square
Bowness-on-Windermere
Cumbria
LA23 3ED

Property Ref: W5672





First Floor Display Area



Ground Floor Display and Sales Area



Ground Floor Display and Sales Area

Description: A well established designer apparel shop right in the centre of the thriving tourist village of Bowness. The business has been trading since 1994 and is well known with locals & tourists alike. Selling men's and women's clothing and accessories from high end brands and other associated items. Currently with a usual annual turnover of approximately £500,000. The stock levels fluctuate but average at between £80,000 and £100,000 and are available by separate negotiation.

Location: Currently positioned on Royal Square in the beating heart of Bowness village on the main thoroughfare through. Leaving our Windermere office take New Road and continue down into Bowness. Morse Point can be found just after the roundabout opposite Tesco and has street frontage to Ash Street too.

Front Entrance into Sales Area With changing area and stairs to first floor, display cabinets and window shutters.

Internal Hallway With stairs leading to a store room.

Rear Display Area With large mirrors and rear door to Ash Street.

Store Room With separate WC with wash basin.

Stairs to First Floor Display Area With fitted units, changing room and another store room with two built in cupboards.



Ground Floor Rear Display Area

Services: Mains water, electric and drainage.

Tenure: Leasehold on a 7 year lease from the 6th of March 2020 with a rent payable of £26,200 per year currently.

Business Rates Rateable value of £22,500 with the amount payable of £11,520 for 2021/2022. Small business rates relief may apply for new businesses/single premises, please contact South Lakeland District Council for further information.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

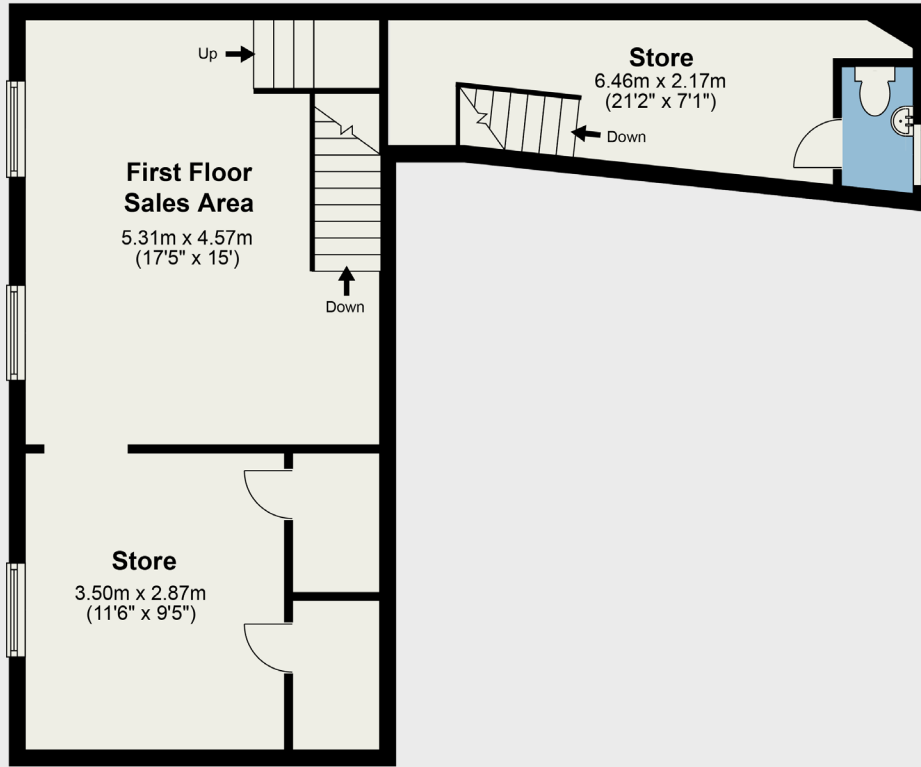


First Floor Display Area

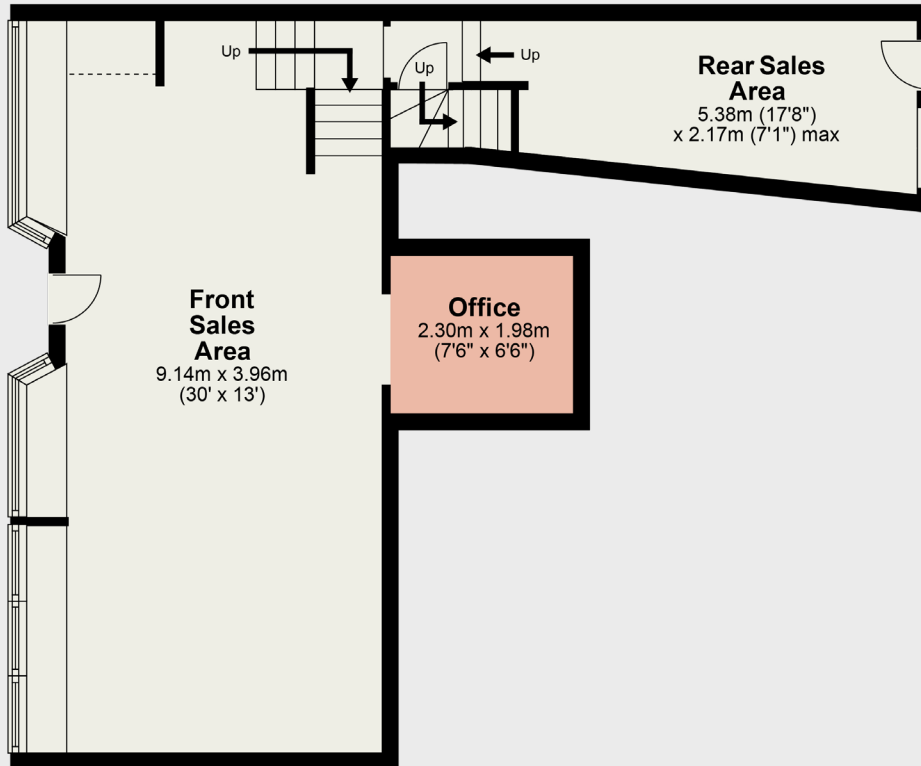


Rear Entrance

First Floor



Ground Floor



Total area: approx. 107.7 sq. metres (1159.7 sq. feet)

For illustrative purposes only. Not to scale. REF: W5672

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.