

# To Let



## Windermere

6 Crescent Road, LA23 1EA

Ground Floor: 778 sq ft (63.01 sq m)

Rent upon Application

Suitable for retail, showroom or cafe/restaurant

## Location & Description:

- Windermere is a renowned tourist town in the Lake District, located approximately 8 miles north of Kendal and 20 miles west of the M6 motorway. The town benefits from good transport links, with Windermere railway station providing direct services to Oxenholme, which connects to the West Coast Main Line with services to Manchester and London.
- The subject property occupies a 100% prime retail location on Crescent Road at the junction of Beech Street.
- Occupiers in the immediate vicinity include Boots the Chemist, The Post Office, Greggs, Brown Sugar, The Pig, TG Jones, Sainsbury's Local and a range of strong independent retailers, restaurants cafés and eateries.
- The property occupies a prominent corner location, with a return frontage to Beech Street. The property offers attractive window frontages to both elevations.

### Demise:

Ground Floor 778 sq ft (63.01 sq m)  
Lower Ground Floor 536 sq ft (49.83 sq m)

### Rent:

Available upon request.

### Lease:

A new FRI lease is available for a term of years to be agreed.

### VAT:

All prices, rentals and outgoings quoted are exclusive of, but may be liable to, VAT.

### EPC:

Energy Performance Rating Assessment – B.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) – £21,000.

### Date Prepared:

March 2026

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### Contact Us:

#### Simon Colley

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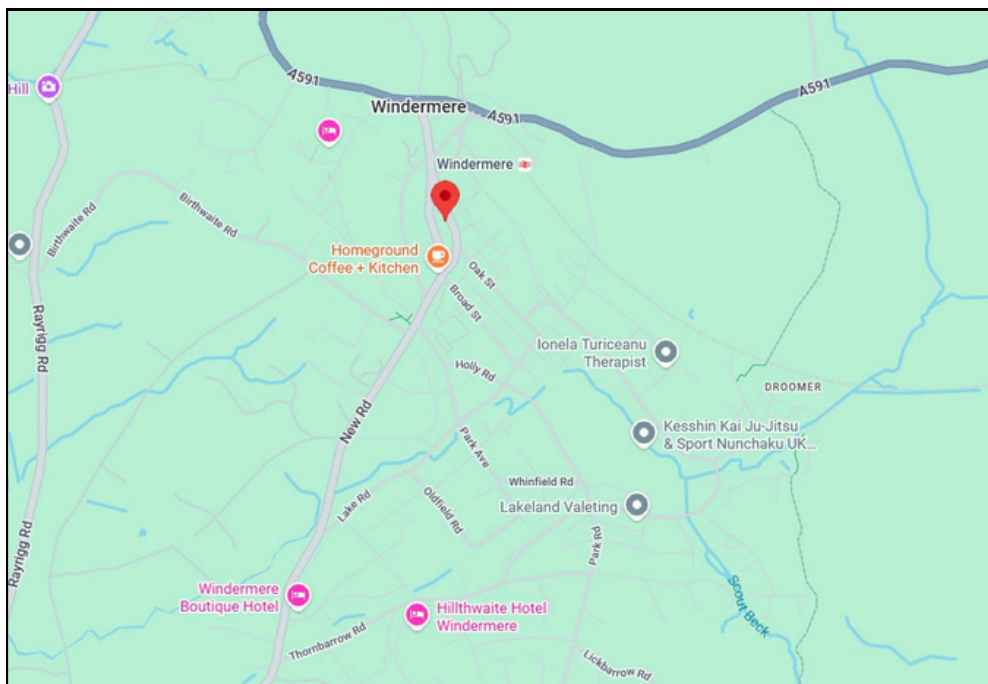
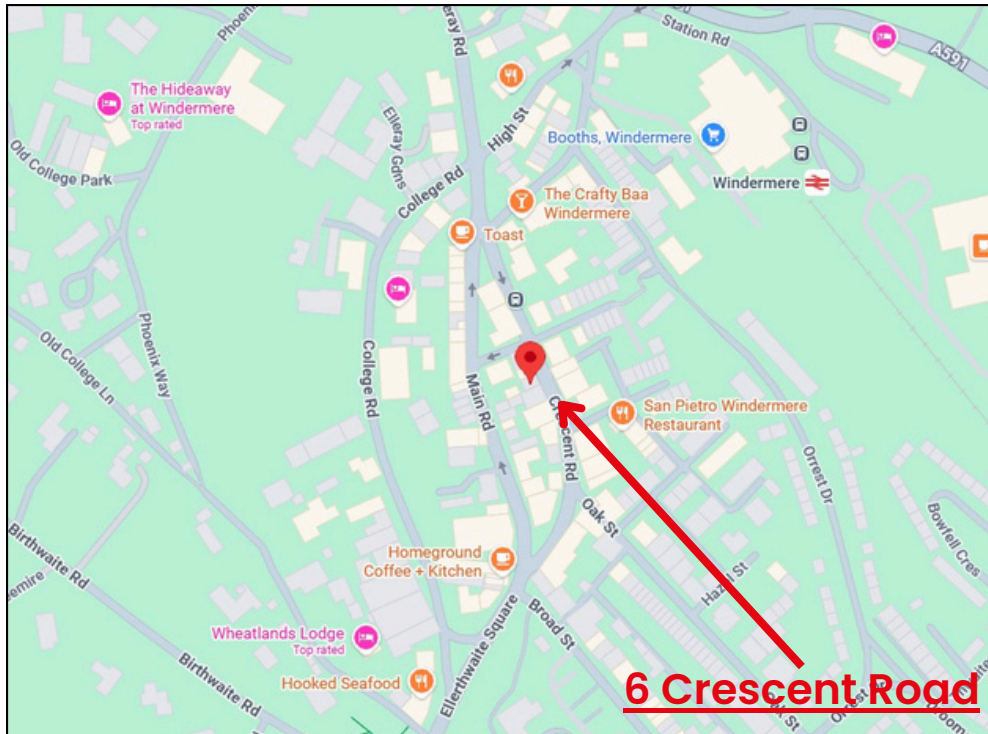
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### Joint Agent:

#### Peill & Co

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