

GUIDE PRICE
£450,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
14th October 2021



15 Crescent Road, Windermere, LA23 1EF

Freehold investment located in popular and sought after Windermere – prominent corner position – currently producing £24,781.43 per annum

Bid1.

Property Summary

- Attractive Freehold Bank Investment
- Entirely let to HSBC Bank plc until 2023 (not currently in occupation)
- Prominent corner position
- Possible residential conversion of the upper floors - subject to consents
- No VAT applicable
- Currently producing £24,781.43 pa (T/A Popeye's restaurant)

Location

Windermere, the largest natural lake in England, is one of the principal tourist destinations of England's Lake District National Park. In 2019, almost 48 million people visited Cumbria, contributing £3.13 billion to the local economy and supporting 65,000 jobs (Source: Cumbria Tourism). Windermere is situated adjacent to the M6 some 80 miles north of Manchester. The town of Windermere is situated on the eastern bank of the lake at the junction of the A591 and A592, a short distance to the north of Bowness-on-Windermere. This corner property is located on the north-west side of Crescent Road, at its junction with Derby Terrace. Occupiers close by include Greggs, Post Office, Barclays Bank, Boots, and The Co-op, amongst others.

Description

A prominent corner property of traditional construction. The property is arranged on ground and two upper floors to provide a ground floor former bank with ancillary accommodation above and below totalling about 225.70 sq m (2,430 sq ft). The property is currently trading as Popeye's restaurant and take away. There is the potential to convert the upper floors to residential - subject to any necessary consents.

EPC

Refer to the legal pack

Tenure

Freehold



Planning

Lake District National Park (01539 724555) www.lake-district.gov.uk

VAT

VAT is not applicable

Note

The property has been sub-let but have been informed that there may also be a dilapidations claim owed to any prospective buyer when HSBC exit the building in 2023.

Floor	Accommodation	Tenancy	Rent PA
Basement Ground Floor First Floor (Excl. Staff WCs) Second Floor	Storage 44.90 sq m (483 sq ft) Former banking hall 79.20 sq m (853 sq ft) Ancillary offices/store 48.00 sq m (517 sq ft) Ancillary offices/store 53.60.00 sq m (577 sq ft)	The entire property is let to HSBC BANK PLC for a term of 15 years from 04/06/2008 - now sub-let (refer to legal pack)	£24,781.43

BidXl have not inspected the property. All measurements are approximate and should be verified by interested parties.

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