

GUIDE PRICE
£300,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF
**A Major Property
Company**



8 Crescent Road, Windermere, Cumbria LA23 1EA

Freehold, part vacant property located in popular tourist destination –
asset management opportunity

Bid1.

Property Summary

- Freehold retail/residential property
- Popular tourist destination
- Asset management opportunity
- Part vacant investment currently producing £7,500 per annum

Location

Windermere is a town in the South Lakeland District of Cumbria, and lies about half a mile east of the lake, Windermere. Windermere is the largest natural lake in England. More than 11 miles in length, and almost 1 mile at its widest. It has been one of the country's most popular places for holidays and summer homes since the arrival of the Kendal and Windermere Railway's branch line in 1847. Historically forming part of the border between Lancashire and Westmorland, it is now within the county of Cumbria and the Lake District National Park. The property is located on the west side of Crescent Road, next door to Boots.

Description

A semi detached two storey property of traditional construction, consisting of a vacant ground floor former banking hall of about 620 sq ft (57.60 sq m) and a self-contained one bedroom flat above.

Planning

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

VAT

VAT is not applicable



EPC

Please refer to the legal pack

Tenure

Freehold

Address	Floor	Accommodation	Tenancy	Rent per annum
8 Crescent Road	Ground floor retail First floor	620 sq ft (57.60 sq m) One bedroom flat	Vacant AST expiring 15/07/2021	£7,500
TOTAL				£7,500

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.

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