

Lot 28, 2 High Street, Windermere,

Cumbria LA23 1WY

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Development Opportunity

- Vacant former bank building
- Prominent position on Windermere High Street in close proximity to Windermere Rail Station
- Approx. 238 sq m (2,565 sq ft) over Ground Floor and Basement
- Asset management opportunities
- Nearby occupiers include WHSmith, AgeUK Charity Shop and Sainsbury's Local
- Not elected for VAT

Lot

28

Auction

18th September 2025

Vacant Possession

Status

Available

Sector

Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles

8 miles north of Kendal, 30 miles north-west of Lancaster, 50 miles north of Preston

Roads

A591, A592, A581

Rail

Windermere Railway Station

Air

Manchester Airport

Situation

The property is prominently situated at the start of the High Street, with frontage onto Church Street at the junction to the A581, the main arterial route to the town from Kendal in the south and Ambleside to the north. Windermere is a quaint town in the Lake District which is a popular tourist destination, due to its proximity to Lake Windermere. Nearby occupiers include WH Smith, AgeUK Charity Shop and Sainsbury's Local.

Tenure

Freehold. The upper floors have been sold off on a long leasehold for 125 years from 10 August 2010 at a rent of ?? per annum.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former bank building arranged over the ground floor and basement.

VAT

Not elected for VAT

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Former Bank	180.40	(1,942)	VACANT
Ground	Ancillary	5.00	(54)	
Basement	Ancillary	52.90	(569)	

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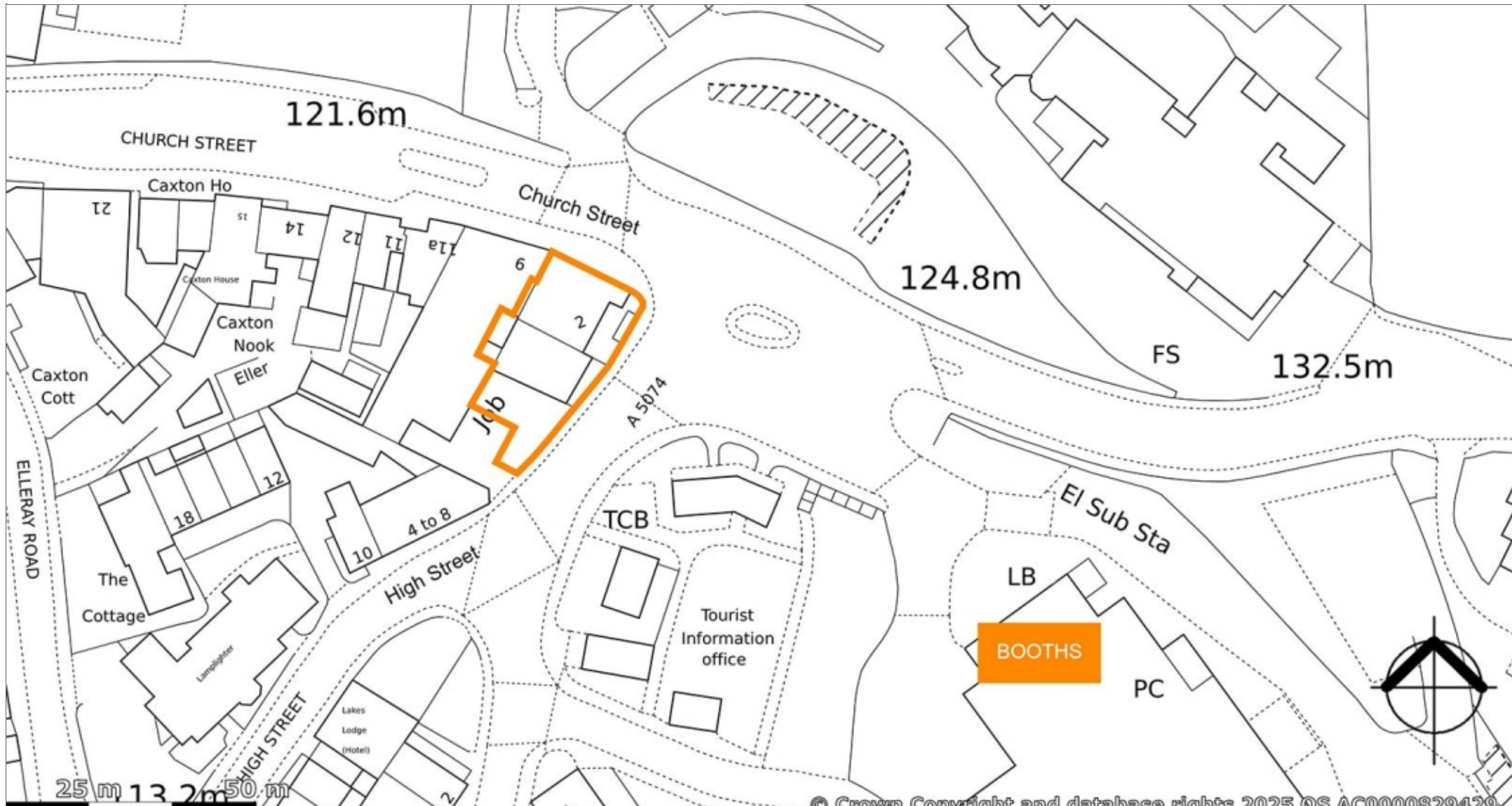


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2024