

To Let on New Lease

117 Highgate
Kendal
LA9 4EN



Town centre shop property suitable for office or consulting rooms etc subject to planning.

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland.

Location

The property is situated in a prominent town centre location on Highgate Bank close to the Brewery and a number of well established independent retailers and restaurants.

Description

The property comprises a ground floor and basement premises offering attractive sales at ground floor with ancillary/consulting rooms at lower ground floor.

Accommodation

Ground Floor

Front sales area

Internal width	23' 4"	7.11 m
Depth	15' 0"	4.57 m
Sales area	350 sq ft	32.51 sq m

Rear section

Internal width	14' 9"	4.50 m
Depth	13' 0"	3.96 m
Sales area	165 sq ft	15.33 sq m
Total sales area	515 sq ft	47.84 sq m

Basement

Room No 1	85 sq ft	7.9 sq m
Room No 2	150 sq ft	13.9 sq m
Room No 3	173 sq ft	16.1 sq m
Kitchen	94 sq ft	8.7 sq m
Plus wc.		

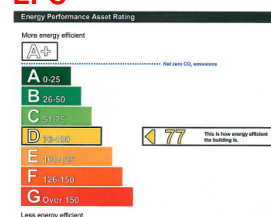
Lease

The property is to let on a new internal repairing plus external decoration lease for a term of years to be negotiated subject to upward only rent reviews at the end of every 3rd year at a commencing rental of £8,950 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £7,000 UBR 41.4p

EPC



Legal Costs

Each party to be responsible for the payment of their own legal fees.

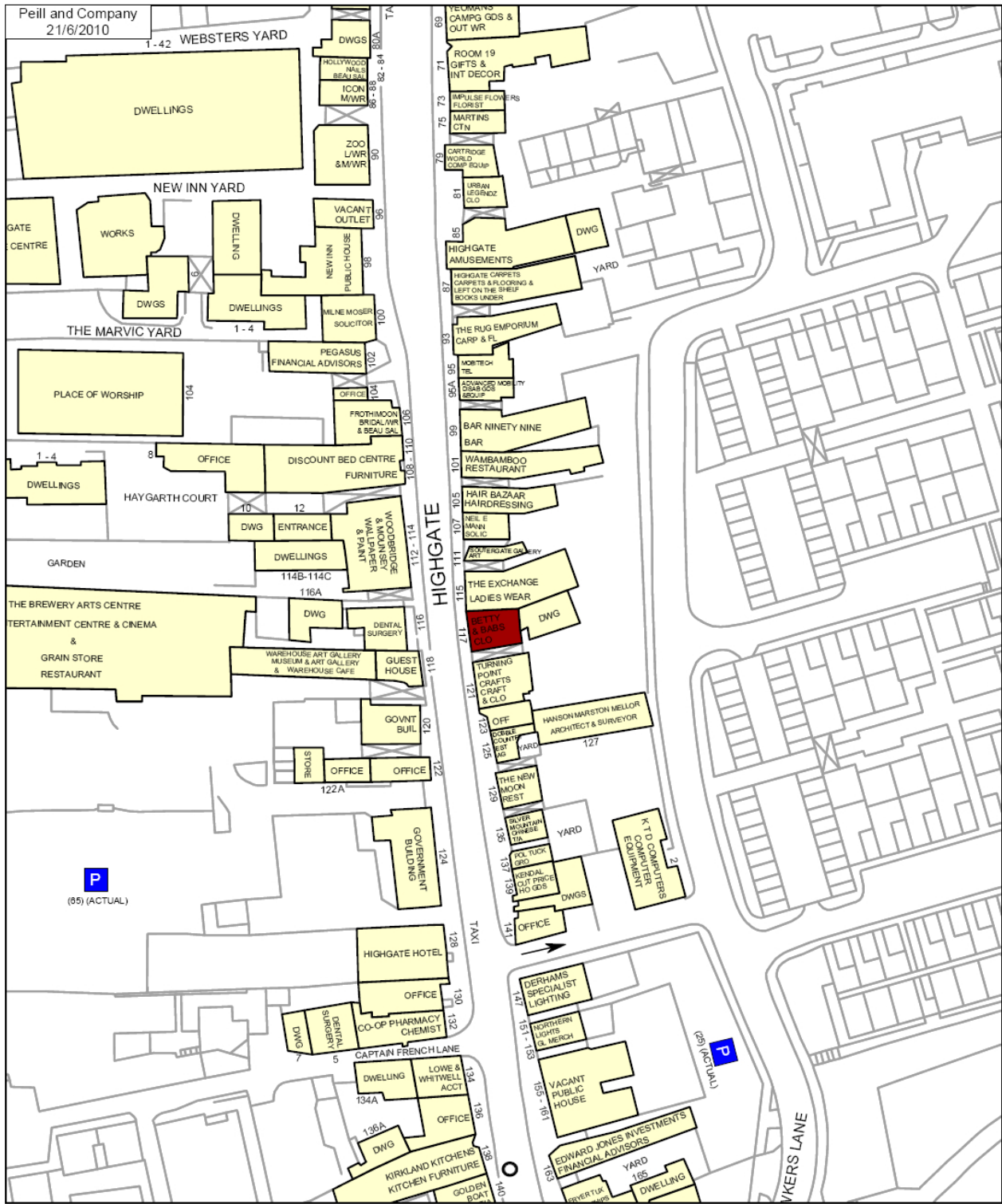
VAT

The property has not been registered for VAT.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)





50 metres