

For Sale/To Let
(with business or vacant possession)

**147 Highgate
Kendal
LA9 4EN**



Prominent Main Road Shop with extensive storage accommodation close to a number of local retailers.

Location

The premises are located at the southern end of Kendal close to the well-known Brewery Arts Centre in an area which has improved substantially in recent years. The property is significantly placed in terms of the one way traffic system in Kendal in that when deliveries are made it is easy to avoid the one way system by travelling along Dowkers Lane at the rear and up Gillinggate and out of the town in a southerly direction. There is a conveniently local authority run public car park immediately to the rear of the property.

Description

The premises comprise a substantial ground floor retail shop with prominent shop front having ancillary showroom/storage facilities at basement, first, second and attic levels. The property has operated as a lighting shop for around 20 years and is currently operating on a part-time basis. The business stock and goodwill are available if required.

Accommodation

Basement	
Storage area	211 sq ft
Ground Floor	
Main sales area	498 sq ft
Showroom	210 sq ft
Rear toilet	
First Floor	
Showroom	846 sq ft
Toilet	
Second Floor	
Storage/office	602 sq ft
Attic – Disused	
Total accommodation	2,367 sq ft

Services

All main services are available.

Terms

Sale: offers in the region of £185,000.
Rental: £13,500 p.a. exclusive of rates.
Business: offers around £20,000 to include stock, goodwill and fixtures & fittings.

Lease

Modern commercial lease in multiples of 3 years.

Rateable Value

Rateable Value £8,400 UBR 43.3p

EPC

To be provided.

Legal Costs

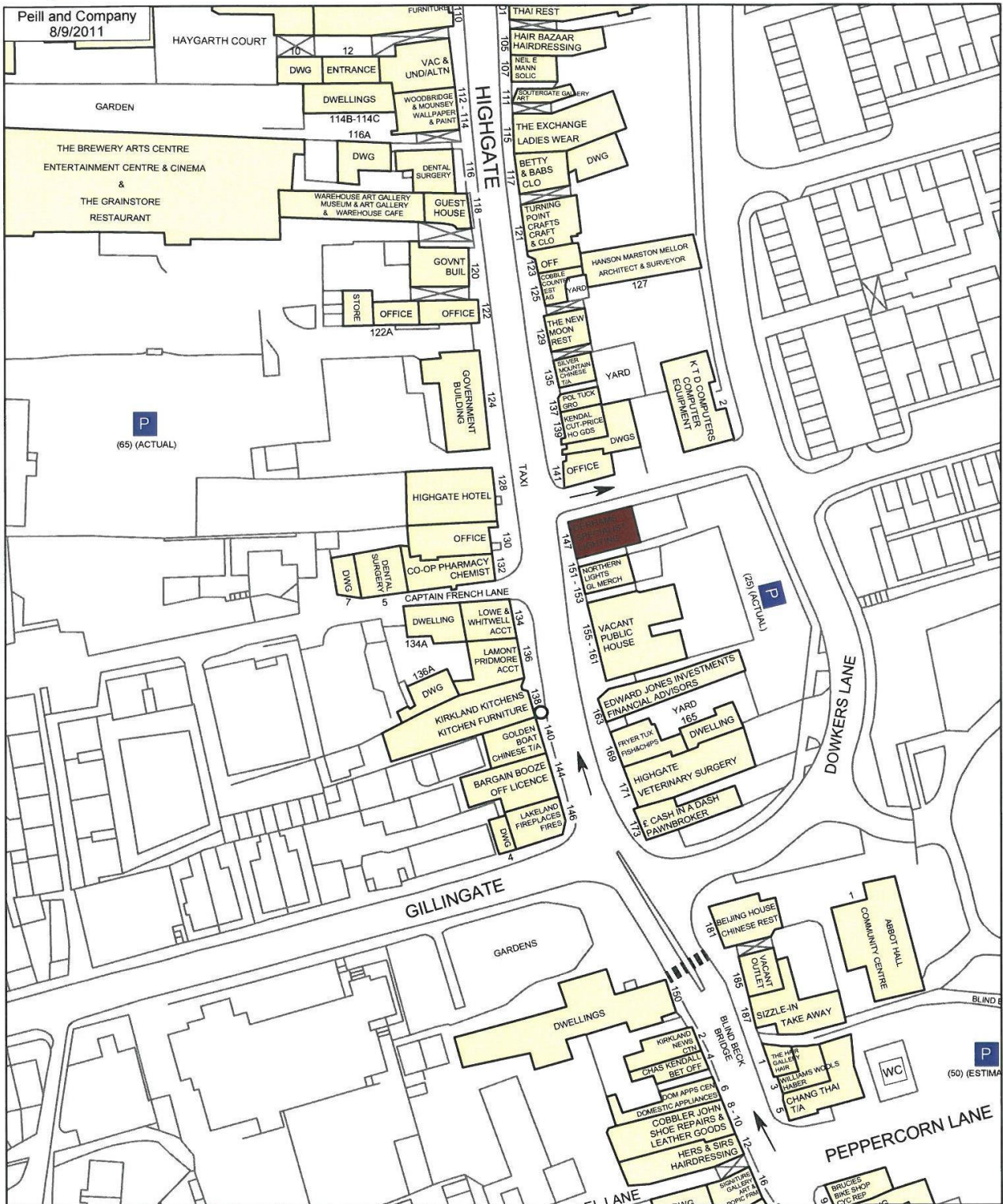
Each party to be responsible for the payment of their own legal fees.

VAT

All prices where quoted may be liable to VAT if applicable.

Viewing

Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



50 metres