

To Let on New Lease

**18 Highgate
Kendal
LA9 4SX**



Prime shop with amusement arcade consent

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. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.

Location

The property is situated in an excellent trading location on Highgate in an area subject to a strong pedestrian flow and close to major multiples such as Home Bargains, Millets, Mountain Warehouse and Greggs as well as A2 users such as Santander, Barclays and the Halifax.

Accommodation

The property has the following approximate areas and dimensions:-

Gross frontage	13' 6"	4.15 m
Internal width	12' 10"	3.92 m
Max depth	118' 9"	36.20 m
Shop depth	50' 9"	15.15 m
Retail sales area	634 sq ft	58.93 sq m
Staff room	65 sq ft	6.05 sq m
Kitchen	36 sq ft	3.35 sq m
Office	50 sq ft	4.63 sq m
Stores	148 sq ft	13.73 sq m
First Floor		
Store rooms	1,200 sq ft	111.48 sq m

Lease

The property is to let on a new full repairing and insuring lease for a term of years to be negotiated subject to 5 yearly upward only rent reviews at a commencing rental of £27,500 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £20,750 UBR 41.4p

EPC

This will be made available to potential tenants.

Legal Costs

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

VAT

The property has been registered for VAT and VAT will therefore be chargeable on all outgoings.

Viewing

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

