

To Let

21 Finkle Street
Kendal
LA9 4AB



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 an excellent pedestrianised trading location in Finkle Street which has representation from the town's only department store Beales as well as major multiples such as Dorothy Perkins, Phones 4 U, Phase 8, The Works and many well established independent retailers.

Description

The property comprises a mid terraced shop property arranged on basement, ground and first floors providing clear sales area at ground floor with ancillary storage and office accommodation at basement and first floor. There is rear servicing to the basement which due to the change in levels is at lower ground floor level to the rear.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	23'3"	7.09m
Shop depth	98'6"	30.02m

Ground Floor

Sales	2,090 sq ft	194.6 sq m
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Basement

Storage	1,183 sq ft	109.9 sq m
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Plus wc, kitchen, boiler room and ancillary

First Floor	700 sq ft	700 sq ft
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Plus shower room and wc.

Rear servicing

Lease

The property is to let on a new 10 year full repairing and insuring lease subject to an upward only rent review at the end of year 5 at a commencing rental of £39,750 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £34,750 UBR 43.3p

EPC



Legal Costs

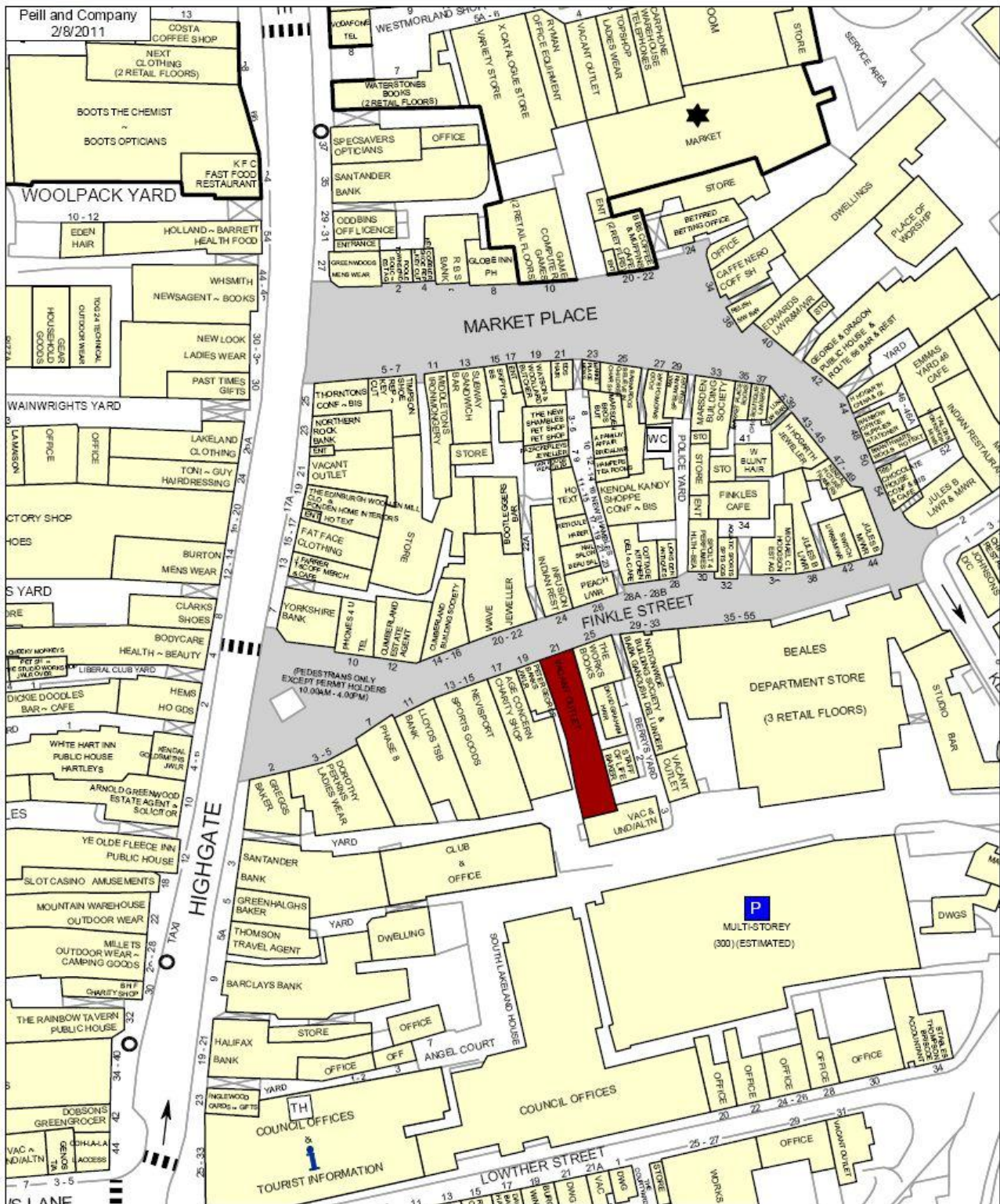
Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT.

Viewing

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



50 metres