

## To Let on New Lease

**27/29 Market Place  
Kendal  
LA9 4TP**



### 1<sup>ST</sup> Floor Office Suite

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 the centre of Kendal in Market Place convenient for all town centre amenities and opposite the Market Place entrance to the Westmorland Shopping Centre.

#### Description

The accommodation comprises an attractive first floor office suite with the following approximate areas:-

#### Accommodation

Net internal area            734 sq ft            68.2 sq m  
Plus w.c. and kitchen area

#### Rateable Value

Rateable Value £5,000            UBR 48.5p  
£2,425 payable            2009/20010

#### Lease

The property is available to let on a new effectively full repairing and insuring lease administered by way of a service charge for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £6,250 p.a. exclusive of rates and VAT payable quarterly in advance.

#### Service Charge

Current service charge proportion approximately £1,200 p.a.

#### 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 is therefore chargeable on all outgoings.

#### Viewing

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

