

By the Appointment of the Joint LPA Receivers

Town Centre Shop/Restaurant Premises

For Sale

**3 Stramongate
Kendal
LA9 4BH**



Former Chinese restaurant with extensive upper parts suitable for conversion to residential 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. 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 a town centre location close to the junction of Stramongate with Kent Street, Branthwaite Brow and Finkle Street. Nearby retailers include Beales Department Store, Jules fashion shops including the recently opened Barbour shop with many well established independent retailers also represented.

Description

The property comprises a mid terraced shop property arranged on ground, first and second floors being a former Chinese restaurant with upper floor accommodation suitable as dwelling flats.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	21'9"	6.63 m
Shop depth	24'0"	7.32 m
Ground floor sales	506 sq ft	47.0 sq m
Plus ladies and gents w.c.		
Lower level kitchen	132 sq ft	12.26 sq m
Rear access to passage way		

First Floor

4 rooms inc.bathroom	620 sq ft	57.6 sq m
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Second Floor

	620 sq ft	57.6 sq m
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Tenure

Freehold with vacant possession.

Price

Offers around £175,000.

Rateable Value

Rateable Value £10,500 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.

