

Prime Shop To Let on New Lease

31 Stricklandgate
Kendal
Cumbria
LA9 4LT



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 100% prime retailing pitch close to Waterstones, SepcSavers, Greenwoods, W H Smith, New Look and the entrances to the Westmorland, Elephant Yard and Woolpack Yard Shopping Centres.

Description

The property comprises a mid terraced shop property arranged on basement, ground, first, second and third floors.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	24'3"	
Shop depth	39'3"	
Ground floor sales	805 sq ft	74.8 sq m
Ground floor ITZA	630 sq ft	85.5 sq m
First floor	606 sq ft	56.3 sq m
Second floor	540 sq ft	50.2 sq m
Third floor (attic)	346 sq ft	32.1 sq m
Basement	695 sq ft	64.6 sq m

Tenure

The property is offered on a new 15 year full repairing and insuring lease at a commencing rental in the region of £47,500 p.a. exclusive of rates and VAT payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Rateable Value

Rateable Value £38,750
UBR 43.3p (2011/2012)

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

EPC

To be provided.

Legal Costs

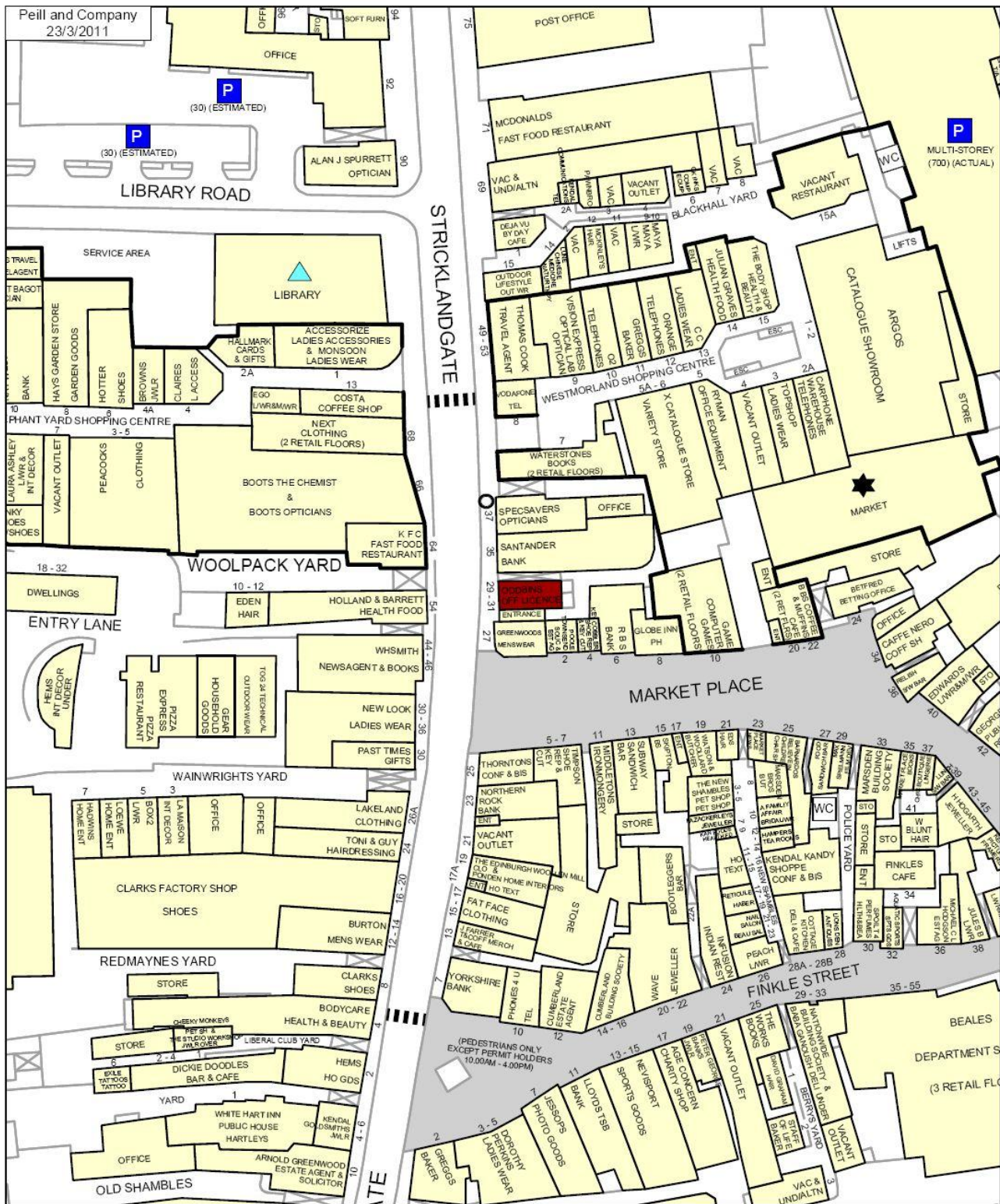
Each party to be responsible for the payment of their own legal fees.

VAT

The property has been registered for VAT and VAT will therefore be chargeable on the rental.

Viewing

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



50 metres