

To Let on New Lease

**37 Highgate
Kendal
LA9 4ED**



Ground and First Floor Retail Unit

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 extremely good retailing location in an area of high pedestrian and vehicular flow. Nearby multiples include, Boyes Department Store, Iceland and Ethel Austin. There is a 90 space pay and display car park to the rear accessed directly via a side passage.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	25' 3"	(7.70 m)
Shop Depth	79' 0"	(24.08 m)
Built Depth	100' 0"	(30.48 m)

Site Depth 100' 0" (30.48 m)

Ground Floor

Sales	1,713 sq ft	(159.12 sq m)
Staff room	95 sq ft	(8.83 sq m)
Storage	331 sq ft	(30.75 sq m)

First Floor

Sales	1,326 sq ft	(123.19 sq m)
Stock No. 1	451 sq ft	(41.90 sq m)
Stock No. 2	411 sq ft	(38.18 sq m)

Basement - restricted headroom.

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 on full repairing and insuring terms at a commencing rental of £35,000 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value	£36,500	UBR 48.5p
Amount payable	£17,702.50	2009/2010

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 the rent and other outgoings.

Viewing

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

