

## Town Centre Shop in Prominent Location

### To Let

**37 Stramongate  
Kendal  
LA9 4BH**



### Recently Refurbished Unit. Suitable for Office/Retail Use

#### Location

The property occupies an extremely convenient Location at the junction of Blackhall Road and Stramongate and is in an area particularly popular amongst well established independent businesses. It is also within approximately 100 yds of the well known Westmorland Shopping Centre.

#### Description

This property, which was formerly part of the offices of Messrs Temple Heelis, Solicitors, has been converted to a very high standard by local builders, D H Willacy & Sons Ltd. and is now available to let. The lower ground floor comprises a well fitted out office/storage area whilst the ground floor, which in recent years has been used both for office and retail purposes, is ideal as a showroom with considerable passing pedestrian traffic.

#### Planning

Due to their former uses, the premises maybe used for either retail or office purposes.

#### Accommodation

##### Lower Ground Floor

Total Office/Storage Area 353 sq.ft.  
Toilet with wc & whb

##### Ground Floor

Internal Width 13'6"  
Shop depth 31'6"  
Total Office/Retail 376 sq ft

#### OUTSIDE

1 No. car parking space to the rear.

#### Services

All mains services are available and are separately metered.

#### Rent

£8,500 p.a. exclusive of rates.

#### Lease

The premises are currently held under the terms of a 6 year lease with effect from 1 August 2007 at a rental of £8,500 p.a.x. The landlord has indicated a willingness to grant a longer lease if an incoming tenant so requires.

#### Rating Assessment

Rateable Value - £6,700  
UBR - 43.3p (2011/12)

#### Legal Costs

Each party to be responsible for their own legal fees.

#### EPC



**VAT**

All prices, rentals and outgoings where quoted, are exclusive of but may be liable to VAT.

**Viewing**

Peill & Company, Tel 0845 450 4444 – Andrew C. Peill ([Andrew@peill.com](mailto:Andrew@peill.com)).



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