

For Sale

**4 Kirkland
Kendal
LA9 5AF**



Ground Floor Shop

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. There is generally strong demand for property across all sectors.

Location

The property is situated in Kirkland with a prominent frontage to the main one way system from the south. Kirkland has a variety of well established independent retailers and is convenient to a number of pay and display car parks.

Description

The property comprises a ground floor lock up shop which until recently operated as a betting office.

There are separate toilets at the rear for both staff and for customers.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	4.13m	13'6"
Sales area	38.94 sq m	419 sq ft
Private kitchen area	4.08 sq m	44 sq ft
Total area	43.02 sq m	463 sq ft
Plus:-		
Staff wc with whb		
Customer toilet with whb		

Tenure

999 year lease with effect from 28 February 1991 at a peppercorn rental without review.

Price

Offers in the region of £65,000 for the freehold interest with vacant possession.

Planning

As a betting office the property benefits from an A2 planning consent which enables it to be used for office or retail purposes without further reference to the planning authority.

Rateable Value

Rateable Value £4,000 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 – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

Peill and Company
18/5/2011

