

For Sale Freehold

A5 Takeaway and Dwelling Flat

5 Kirkland
Kendal
LA9 5AF



Ground floor shop with self contained flat.

Kendal is a market town situated in South Lakes and known as the gateway to the Lakes and Dales with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is an attractive market town on the southern fringes of the Lake District National Park approximately 8 miles from access of the M6 Motorway at Junction 36 and 8 miles from Windermere.

Location

The property occupies an extremely prominent location at the entrance to the Peppercorn Lane car park on the southern approach to Kendal town centre with a frontage to Kirkland. Other occupiers in the immediate vicinity include a number of strong local traders and the property is immediately adjacent to the Abbot Hall Art Gallery.

Description

The property comprises a ground floor shop fully fitted out as a take-away with a self contained 2 bedroomed flat on 1st and 2nd floors above. In addition the property has the benefit of a side entrance and garage accessed from the Peppercorn Lane car park and a shared rear yard.

Accommodation

Ground Floor

Total sales area 31.0 sq m (334 sq ft)

Flat

Separate entrance at ground floor (accessed from the yard to the side of the property; storage and garage with access from Peppercorn Lane.

First Floor

Galley kitchen 2.87m x 4.87m (overall) with one and a half bowl sink and a range of wall and base units and cooker points.

Bathroom with bath wc and whb;

Bedroom No 1 3.64m x 2.75m (max) with fitted wardrobes.

Second Floor

Living room 3.81m x 2.89m with open rafters;

Bedroom No 2 2.34m x 3.08m

Outside

Shared rear yard.

Tenure

The property is for sale freehold with vacant possession on completion.

Business

The property is fully fitted out as a take-away and is currently trading as the Chang Thai take-away restaurant but is suitable for alternative uses. Details of an inventory are available upon request.

Price

Offers around £185,000.

Rateable Value

Rateable Value £3,200 UBR 41.4p

Applicants are advised to make their own enquiries of the Local Rating Authority Telephone 01539 733333

Energy Performance Certificate

To be provided.

Legal Costs

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

VAT

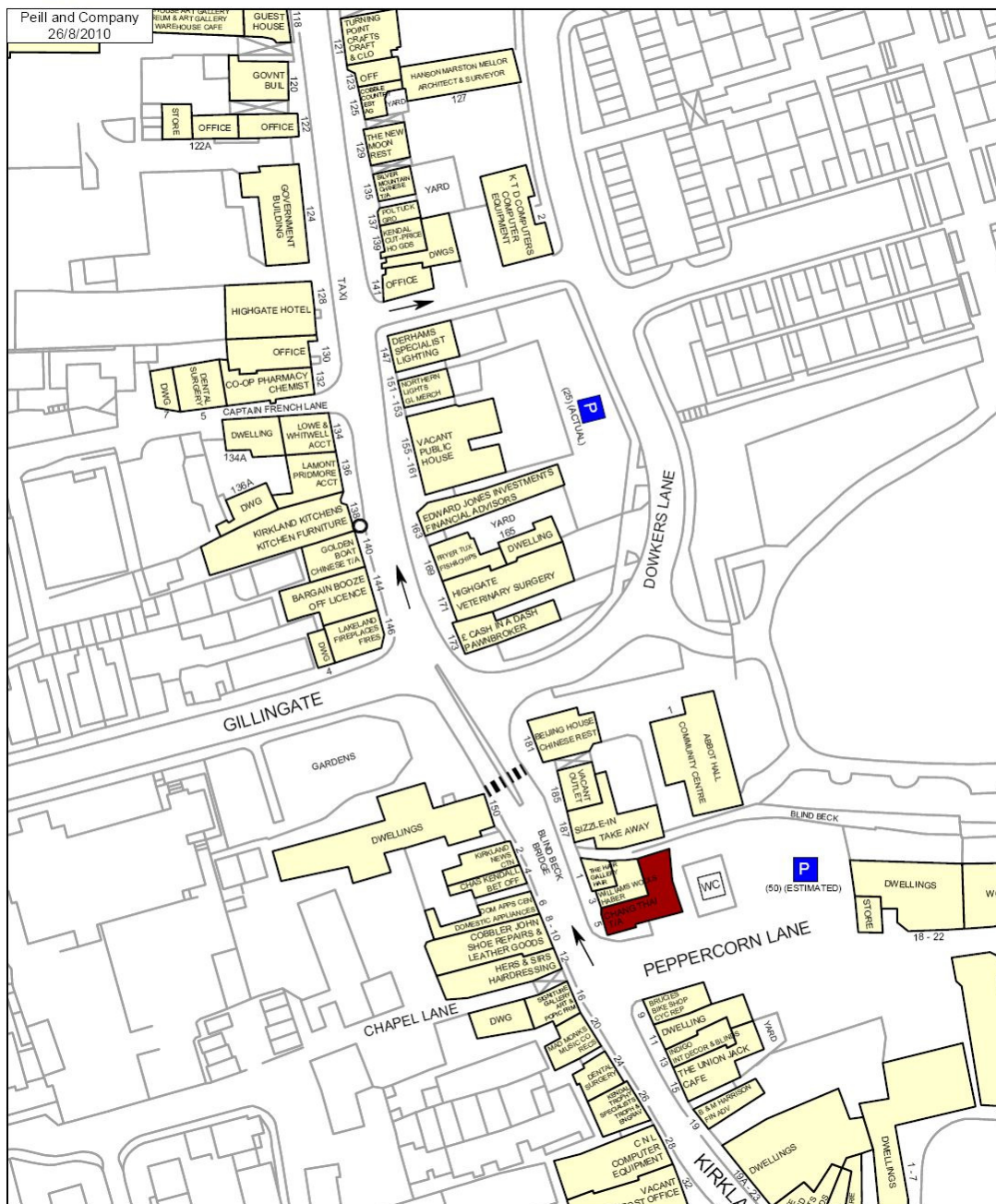
All prices and outgoings where quoted may be subject VAT.

Viewing

Peill & Company, Tel 0845 450 4444 – Simon Adams dealing (simon@peill.com) or kendal@peill.com for viewings



Kendal



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