

## 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 bed roomed flat on 1<sup>st</sup> and 2<sup>nd</sup> 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**

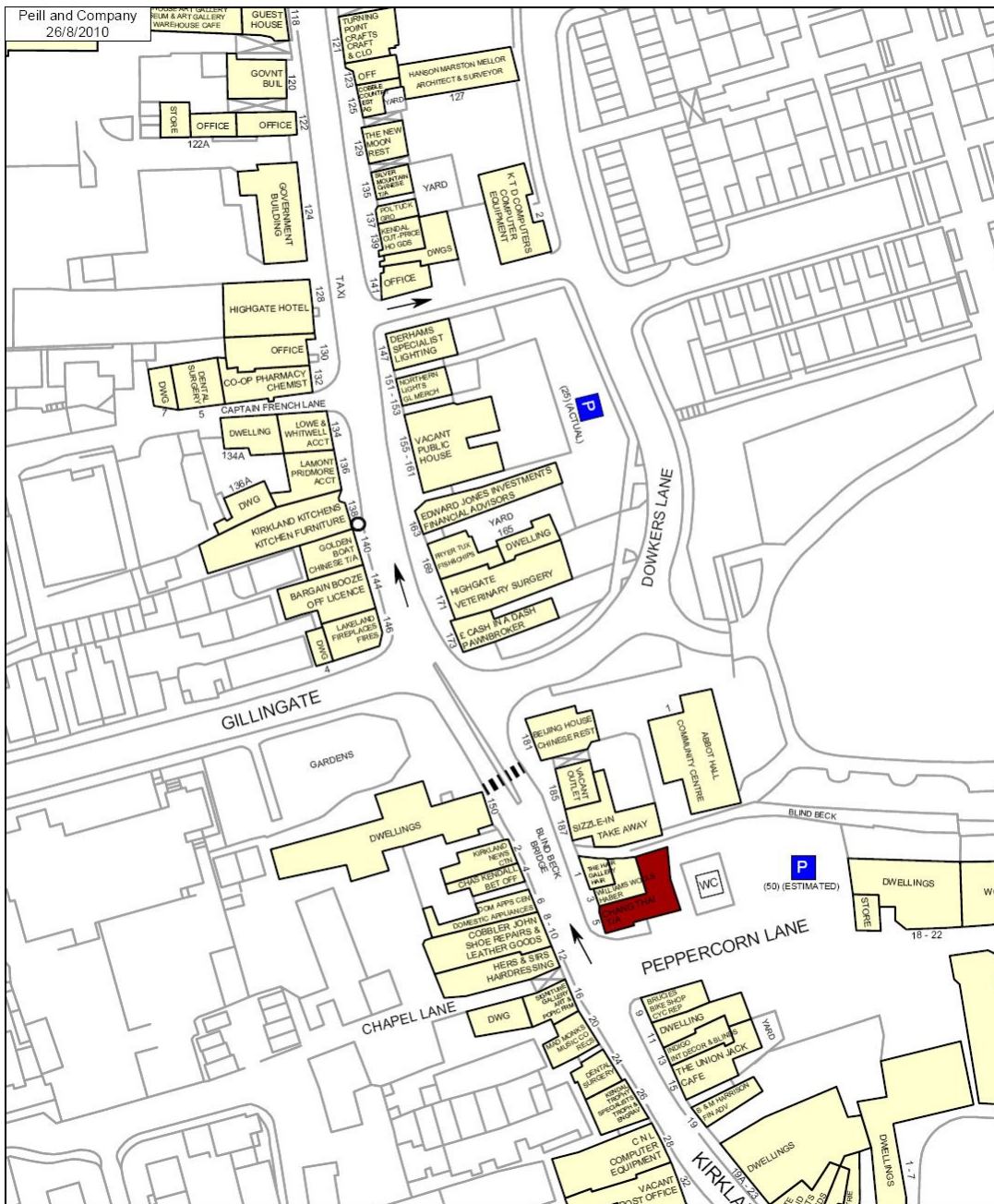
All prices and outgoings where quoted may be subject VAT.

**Viewing**

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



Kendal



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