

Prominent Town Centre Shop To Let (Might Sell)

72 Stramongate
Kendal
LA9 4BD



Extensive Upper Parts

Location

The property is prominently situated having a frontage to Stramongate where there are a number of strong local retailers represented. The property is immediately opposite the former Provincial head quarters which has now been split in to some 80 flats together with the large ground floor space occupied by Daniel Gray Hairdressers.

Description

The premises comprise a substantial stone built property arranged on ground, first, second and attic levels. There is a large showroom at ground floor level together with office/storage accommodation on the upper floors. There is limited on street car parking at the front of the property.

Accommodation

Ground Floor	462 sq ft
Showroom	
First Floor	412 sq ft
Total office/sales area	
Second Floor	
Total storage area	429 sq ft
Toilet with wc and whb	
Third Floor/Attic	
Total storage area	285 sq ft

Terms

Rent: £12,000 p.a. exclusive of rates.

Lease

Multiples of 3 years subject to 3 yearly rent reviews.

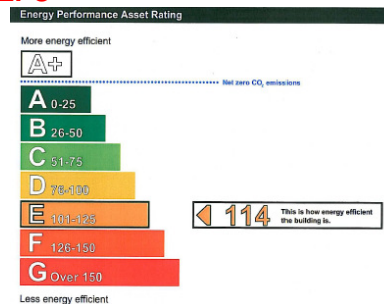
Incentives

Generous incentives are available to prospective tenants. The ground floor is currently partially fitted out as a kitchen/bathroom showroom. All the partitioning are effectively studding and can easily be removed.

Rateable Value

Rateable Value £8,500 UBR 41.4p

EPC



Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal fees up to a maximum of £400 plus VAT.

VAT

The property has not been registered for VAT and VAT is therefore not chargeable on any outgoings.

Viewing

Peill & Company, Tel 0845 450 4444 –Andrew Peill dealing (andrew@peill.com)