

**To Let or
For Sale 999 Year Leasehold**

**91/93 Stricklandgate
Kendal
LA9 4RA**



Ground floor office/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.

Location

The property is situated in Stricklandgate which is the prime retail thoroughfare with representation from many leading multiples as well as having access to the Westmorland, Elephant Yard and Wainwrights Yard Shopping Centres. The property is located at the northern end of Stricklandgate close to the Post Office, McDonalds, the Library and a number of independent retailers, estate agents and solicitor's offices.

Description

The property comprises a ground floor lock up retail/office unit which is fitted out to a high specification having the benefit of air conditioning, central heating, disabled access door and generous WC and staff facilities.

Accommodation

The property has the following approximate areas and dimensions:-

Internal Width	22'0"	6.7 m
Shop Depth	50'0" (max)	15.24 m
Ground floor sales	753 sq ft	70 sq m
Kitchen	101 sq ft	9.38 sq m
ITZA	616 sq ft	57.25 sq m

Lease

The property is to let by way of a sub lease at £9,950 p.a. with other terms and conditions to be negotiated.

Sale

The virtual freehold (999 year lease) is also available either with vacant possession or subject to the existing occupational lease which is a 6 year FRI lease with effect from 1st March 2010 at £12,000 p.a. for the first 3 years raising to £12,500 p.a. for the remainder of the term. The lease contained a tenant break clause at the end of year 3 i.e. 28th February 2013.

Price

£145,000.

Premium

Nil premium is required by our clients for the benefit of their leasehold interest.

Rateable Value

Rateable Value £13,250 UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

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 – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

