

To Let or For Sale

96 Highgate
Kendal
LA9 4HE



Ground floor lock up shop to let on new lease. Freehold sale also considered.

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 Kendal town centre fronting Highgate between the Brewery Arts Centre and the Town Hall. Highgate forms part of the main one way system carrying large volumes of traffic entering Kendal from the south. The area has representation from a variety of independent retailers and pubs with multiples such as Iceland and Yeomans also being represented.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	14'9"	4.49m
narrowing to	11'4"	3.45m
Shop depth	24'9"	7.54m
Ground floor sales	366 sq ft	34 sq m
Rear storage /ancillary	85 sq ft	7.89 sq m

Lease

The property is to let on a new full repairing and insuring lease for a term of years to be negotiated subject to 3 yearly upward only rent reviews at a commencing rental of £7,950 p.a. exclusive of rates and VAT payable quarterly in advance.

Freehold

Our clients may also consider a sale of their freehold interest at £97,500.

Rateable Value

Rateable Value £5,500 UBR 43.3p
Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

EPC

To be provided.

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.



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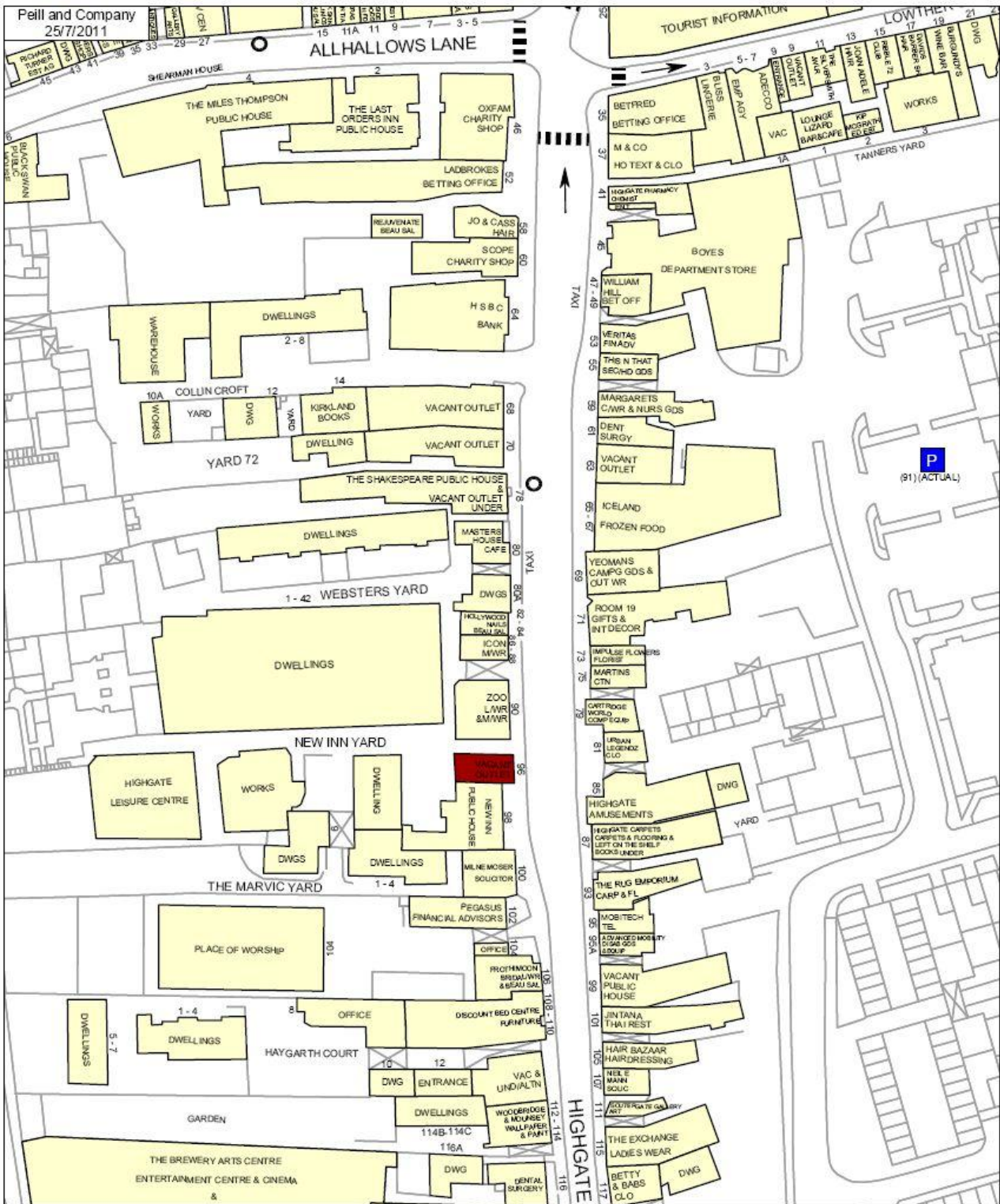
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Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

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50 metres