

For Sale or To Let

15 Allhallows Lane
Kendal
LA9 4JH



Town centre freehold shop with potential for residential on first and second floors above (subject to planning).

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.

Location

The property is situated in Allhallows Lane which provides good secondary shopping within a few yards of its junction with Highgate where there is representation from multiples such as Home Bargains, Milletts, Barclays Bank, Iceland and the Halifax.

Description

The property comprises a mid terraced shop property arranged on basement, ground and first floors with the basement being disused and accessed via a trapdoor only.

Accommodation

The property has the following approximate areas and dimensions.

Gross frontage	12' 6"	
Internal width	11' 0"	
Shop depth	21' 0"	
Ground Floor		
Sales area	213 sq ft	25.36 sq m
First Floor		
Office No 1	90 sq ft	8.36 sq m
Office No 2	80 sq ft	7.43 sq m
Kitchen	53 sq ft	1.50 sq m
Plus wc's		

Lease

The property is to let on a new lease for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews with the tenant being responsible for internal repairs, internal external decoration and reimbursement of landlords building insurance premium at a commencing rental of £6,250 p.a. exclusive of rates and VAT payable quarterly in advance.

Freehold

Our clients will consider offers in the region of £127,500 for their freehold interest with vacant possession on completion.

Rateable Value

Rateable Value £5,100 UBR 41.4p

Legal Costs

The incoming tenant to be responsible for the payment of our client's reasonable legal fees incurred in the preparation of a new lease up to a maximum of £350 plus VAT.

VAT

The property has not been registered for Vat.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

72 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 44
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 117.68

Benchmarks

Buildings similar to this one could have ratings as follows:
 41 If newly built
 54 If typical of the existing stock



Kendal

