

For Sale or To Let

**Units 2 & 3
Blackhall Yard
Kendal
LA9 4LU**



Virtual Freehold Opportunity For Owner Occupiers or Investors. Ground Floor Retail Unit.

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 an excellent trading location within the Blackhall Yard Shopping Centre which links Stricklandgate to the Westmorland Centre. Two units have been combined to provide a good size retail unit with excellent display frontage. The yard benefits from CCTV. Nearby multiples include Thomas Cook, Body Shop, Boots

etc with a variety of well established independent retailers being represented within the yard itself.

Accommodation

Units 2 and 3 provide the following approximate areas and dimensions:-

Internal width	28' 0"
Shop depth	16' 0" (max)
Ground floor sales	400 sq ft (37.16 sq m)
Plus w.c.	

Lease

The property is to let on a new 3 year effectively full repairing and insuring lease administered by way of a service charge at a commencing rental of £8,500 p.a. exclusive of rates and Vat.

Virtual Freehold

Our clients are able to offer a long leasehold interest of 999 years at a peppercorn rental plus service charge at £115,000.

Service Charge

A service charge will be levied to cover the landlords management of the centre to include external repairs, cleaning, signage, promotion etc and this is estimated at £2,019.20 plus Vat for the current year which includes building insurance.

Rateable Value

To be re-assessed. Previous assessments –

Unit 2	£5,100
Unit 3	£7,900

UBR 48.5p

Legal Costs

Each party to be responsible for the payment of their own legal costs.

VAT

The property has been registered for Vat and Vat is therefore chargeable on the rental.

Viewing

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

