

For Sale or To Let

**Unit 7
Blackhall Yard
Kendal
LA9 4LU**



Ground Floor Retail Unit To Let on New Lease or Virtual Freehold For Sale Comprising Vacant Ground Floor Plus First Floor Offices Producing £2,500 p.a. Rental Income.

Suitable for Office/Consulting and Other Uses 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 an excellent trading location within the Blackhall Yard Shopping Centre

which links Stricklandgate to the Westmorland Centre. 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

The property has the following approximate areas and dimensions:-

Ground Floor

Internal width	12' 6"	(3.81 m)
Shop depth	30' 0"	(9.17 m)
Ground floor sales	358 sq ft	(33.35 sq m)
Staff/stock area	71 sq ft	(6.60 sq m)
Plus w.c.		

First Floor Office Accommodation

Office	129 sq ft (total)	(12 sq m)
Kitchen	36 sq ft	(3.3 sq m)
Landing/storage	56 sq ft	(2.2 sq m)

Lease

The ground floor shop is available 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 £6,750 p.a. exclusive of rates and Vat in respect of the ground floor only.

Virtual Freehold

Our clients are able to offer a long leasehold interest of 999 years at a peppercorn rental plus service charge at £130,000 in respect of the whole of the property with vacant possession of the ground floor and subject to the lease and income from the first floor offices.

Service Charge

A service charge will be levied to cover the landlords management of the centre to include external repairs, cleaning, signage, promotion, etc which is estimated as follows for the current year and includes building insurance premium reimbursement:

Ground floor	£2,198 p.a. plus VAT
First floor	£951.40 p.a. plus VAT

Rateable Value

Rateable Value	£10,500	UBR	43.3p
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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)

