

For Sale Freehold or To Let on New Lease

**Former Bridge Street
Restaurant
Bridge Street
Kendal
LA9 7DD**



**Suitable for 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. 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 a prominent location at the corner of Bridge Street and Aynam Road fronting Miller Bridge and therefore having great self exposure to the very high volumes of traffic passing through Kendal town centre. The location is also within a few minutes walk of the prime retail areas of the town and close to on street car parking.

Description

The property comprises a fine Grade II listed building dating back to the 1820's and of traditional construction for that time featuring stone elevations under a pitched and slated roof with the benefit of 1 car parking space to the rear. The property was formerly used as a restaurant and would be suitable for other uses such as offices, consulting rooms and residential subject to the necessary planning consent.

Accommodation

The property has the following approximate areas and dimensions:-

Ground Floor

Room	33.12 sq m	357 sq ft
Office	18.76 sq m	202 sq ft
Room	4.24 sq m	46 sq ft
Plus male and female wc's.		

First Floor

Room	22.85 sq m	246 sq ft
Room	27.3 sq m	294 sq ft
Room	32.17 sq m	346 sq ft
Total NIA	138.44 sq m	1,490 sq ft

Lease

The property is to let on a new 10 year full repairing and insuring lease subject to an upward only rent review at the end of year 5 at a commencing rental of £14,000 p.a. exclusive of rates payable quarterly in advance. No VAT is payable.

Freehold

Our client's may consider a disposal of their freehold interest with vacant possession at a freehold price of £245,000.

Rateable Value

Rateable Value £10,000 UBR 43.3p
£228 per month payable (for 10 months) due to small business rates relief for the year 2011/2012.

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.