

To Let on New Lease

20 Beacon Buildings
Yard 23, Stramongate
Kendal LA9 4BH

Town Centre Office



Services

The rental quoted is inclusive of electricity bills.

Service Charge

The property is subject to a service charge which will be levied and is currently at the rate of £110 per quarter to include property insurance and cleaning of the external yard areas, as well as external decorations.

Rental

£3000 per annum exclusive of rates to include 1 car parking space.

Lease

A term of 3 years. Longer or shorter lease available by separate negotiation.

Location

The property is very conveniently located close to the town centre being effectively at the rear of Gianni's restaurant between New Road and Stramongate. The general layout of the area is extremely attractive with vehicular access being available directly from New Road.

Description

The premises comprise part of a ground floor unit which is immediately adjacent to the archway which gives access to the rear car park. The property is ideal for a small start up business.

Accommodation

Ground Floor	Total office acc.	137 sqft
Shared toilet	with w.c. and wash wash hand basin	

Outside

1 car parking space is included with the property.

Rateable Value

The property is assessed for rates as follows:-

Rateable value	-	£1,675
UBR	-	46.2p

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

VAT

All prices, rentals and outgoings where quoted, are exclusive of but may be liable to VAT.

Viewing

Strictly by appointment through the agents, Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.

