

To Let By Way of Assignment

**32 Finkle Street
Kendal
LA9 4AB**



**Town centre shop close to Beales,
Nevi Sport, The Works and Jules B**

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 an excellent trading position in the centre of Finkle Street which is pedestrianised and has representation from major multiples as well as Beales – the town's only department store.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	13' 9"	4.19 m
Shop depth	23' 9"	7.24 m
Ground floor sales	262 sq ft	24.3 sq m
First floor sales	354 sq ft	32.9 sq m
Second floor stock	280 sq ft	26.0 sq m

Lease

The property is held on the balance of a full repairing and insuring lease expiring 9th January 2014 at a passing rental of £12,000 p.a. exclusive of rates and VAT payable quarterly in advance without further review.

Premium

Offers invited.

Rateable Value

Proposed rateable value for 2010
£9,300 Proposed UBR 41.4p

EPC

This will be made available to potential tenants.

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

