

Retail Space of over 11,000 sq ft To Let or For Sale

**Kentgate
Kendal
LA9 6EQ**



Modern business space with retail consent suitable for other uses such as leisure, restaurant and offices subject to planning. Located opposite the Homebase store with attractive riverside return frontage and within a few minutes walk of the town centre.

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.

Description

The accommodation comprises two retail units which can be combined if required. Unit 2 has the option of a first floor area and both units have excellent display frontages, the use of a loading bay and rear loading/pick up zone. Two covered car parking spaces are reserved for each unit.

Accommodation

Unit 1

Internal width	38' 6"	
Max depth	96'	
Gross internal area	3,466 sq ft	322 sq m

Unit 2

Internal width	60'	
Max depth	100'	
Gross internal area	6,329 sq ft	588 sq m

First Floor	1,560 sq ft	145 sq m
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Lease

The units are to let on new effectively full repairing and insuring leases administered by way of a service charge on the basis of a 10 year term subject to a single upward only rent review at the end of year 5.

Rentals

Unit 1	£32,500 p.a.
Unit 2	£62,500 p.a.

Rentals are exclusive of rates and VAT payable quarterly in advance.

Long Leasehold

Our clients will consider of disposing of a 999 year leasehold interest at a peppercorn as follows:-

Unit 1	£450,000
Unit 2	£875,000

The ground rents are as follows:-

Unit 1	£500 p.a.
Unit 2	£800 p.a.

Service Charge

The proposed service charges are as follows:-

Unit 1	£3,846.51
Unit 2	£6,481.48

Rateable Value

To be assessed.

VAT

The properties have been registered for VAT and therefore VAT will be chargeable in addition to the rentals or sale prices.

EPC

The properties have an Energy Performance Asset Rating of "B". Further details available on request.

Legal Costs

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

Viewing

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