

To Let on New Lease

**Unit 14, Blackhall Yard
Kendal
LA9 4LU**



Ground Floor Retail Unit

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 and within close proximity of the 700 space multi storey car park. The yard benefits from CCTV. Nearby multiples include Thomas Cook, Body Shop and Boots 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

Shop frontage	21' 9"	6.6 m
Shop depth	20' 0"	6.1 m
Ground floor sales	224 sq ft	20.85 sq m
Plus w.c.		

Rating Assessment

Rateable Value	£6,000
UBR	41.4p

Lease

The property is 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 £5,750 p.a. exclusive of rates and Vat payable quarterly in advance.

Service Charge

A service charge will be levied to cover the landlords management of the centre to include external repairs, cleaning, signage, promotion etc and this is estimated at £1,031.70 plus Vat for the current year which includes building insurance.

EPC

This has been commissioned and will be made available to potential tenants.

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 – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



