

To Let on New Lease

**Unit 1B Dowker's Lane
(rear of Boyes)
Kendal
LA9 4DN**



Shop premises adjacent to town centre parking. Available on flexible terms.

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 Kendal town centre with a prominent frontage to Dowker's Lane car park at the rear of Boyes Department Store. The unit is therefore within a few meters of Highgate which has multiple representation from Boyes, Iceland, HSBC Bank, Betfred, Ladbrokes and William Hill.

Description

The property comprises a ground floor lock up unit directly accessible from one of Kendal's main open public car parks to the rear of Boyes Department Store. The unit, with a feature timber glazed shop frontage, provides clear and open accommodation that would be suitable for a multitude of uses subject to planning.

Accommodation

The property has the following approximate areas and dimensions:-

Ground Floor

Shop frontage	16'5"	5.01 m
Internal width	38'1"	8.55 m
Overall depth	50'7"	15.43 m
Gross internal area	1,420 sq ft	131.95 sq m

Rateable Value

Rateable Value £12,000 UBR 43.3p

Lease

The property is available to let on a new effectively full repairing and insuring lease at a commencing rental of £160.00 per week of £8,250 p.a. exclusive of rates and VAT, payable quarterly in advance. Flexible terms and conditions are available subject to status.

Long Leasehold

Our client may consider a sale of a long leasehold interest on a virtual freehold basis.

EPC

To be provided.

Legal Costs

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

VAT

The property has been registered for VAT and VAT will therefore be chargeable on the rental and any sale price.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings or joint agents Hyde Harrington – Paul Evans dealing – 01539 740500 or paulevans@hydeharrington.co.uk.