

To Let

**Unit 2A,
South Lakeland Retail Park
Queen Katherine's Avenue
Kendal
LA9 6DU**



Non –Food Retail Unit

Location

South Lakeland Retail Park is situated approximately ¾ of a mile to the north east of Kendal town centre located off Appleby Road (A685) at its junction with Queen Katherine's Avenue. The retail park is anchored by a Morrisons Superstore. Other retailers in the adjoining non-food terrace comprise, Comet, Halfords, In-Store, Pets at Home, Next and JJB Sports.

Description

The unit is self-contained with a customer entrance directly onto the car park and is situated between Halfords and In-Store units with rear access onto a dedicated service yard. The retail park has a total of 683 customer car parking spaces. There is a free standing filling station with car wash opposite the non-food retail terrace.

Accommodation

The premises have the following approximate areas and dimensions:-

Internal width	19' 4"
Depth	148' 0"
Gross internal area	2812 sq ft (261.24 sq m)

Alternatively, consideration may be given to subdividing the property to accommodate retailer requirements, subject to a minimum of 1,000 sq ft.

Terms

The premises are available by way of a new effective full repairing and insuring lease on terms to be agreed, subject to 5 yearly upward only rent reviews at a rental of offers in the region of £60,000 p.a. exclusive of rates and VAT.

Service Charge

The initial annual service charge and building insurance will be in the region of £1,500 and £1,100 respectively.

Rateable Value

Rateable Value	£15,500	UBR 48.5p
£7,517.50 payable		2009/2010

(verbal enquiry)

Legal Costs

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

VAT

All figures quotes are exclusive of VAT which will be charged at the prevailing rate.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com) and Rapleys, Tel 0161 817 6232 – Kevin Brereton dealing (kjb@rapleys.co.uk)

