

To Let By Way of Assignment

Unit 30/30A
Westmorland Shopping Centre
Kendal
LA9 4BH



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 located in a prime retailing position in the Market Place Mall on the upper level of the Westmorland Shopping Centre which generates high pedestrian flow throughout the year linking other prime areas of Kendal town centre to the main car park at the rear of the centre. The subject property is particularly prominent facing the central square and main entrance from Market Place with a

prominent return frontage to the access to the car park. Other retailers on this level include Currys, Evans, Superdrug, Conlons and Bon Marche and the exact location can be identified from the attached copy goad extract.

Accommodation

The property has the following approximate areas and dimensions:-

Shop Width	-	7.11 m	23' 04"
Shop Depth	-	14.27 m	46' 10"

Ground Floor

Sales	-	90.6 sq.m	975 sq.ft.
-------	---	-----------	------------

First Floor

Storage with separate Access	-	47.3 sq.m	509 sq.ft.
------------------------------	---	-----------	------------

Lease

The property is to let by way of an assignment of the existing lease which was granted for a term of 25 years with effect from 24 June 1999 on effectively F.R.I. terms administered by way of a service charge. The current passing rent is £32,500 p.a.x. and VAT payable quarterly in advance.

Premium

Nil premium is required by our client.

VAT

The property has been registered for VAT and VAT is chargeable on the rental.

Rating

Rateable Value	-	£28,750
U.B.R.	-	41.4p

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 fees in this matter.

Viewing

Peill & Company, tel 0845 450 4444 (Pete Nicholson dealing) pete@peill.com

Subject To Contract

