

To Let By Way of Assignment

**Unit 5, Berry's Yard
Kendal
LA9 4AB**



Town centre shop/café to let by way of assignment of existing lease in attractive yard situation between Finkle Street and multi storey car park.

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 Berry's Yard which is accessed directly off Finkle Street and has representation from attractive well established independent occupiers such as Staff of Life Bakery, Techniques Hairdressing and Baba Ganoush sandwich bar/deli and links to a multi storey car park.

Description

The property comprises a ground floor lock up unit with the following approximate areas:-

Accommodation

Internal width
Shop depth
Ground floor sales 34.4 sq m (370 sq ft)

Rateable Value

Rateable Value £5,100 UBR 41.4p
2010 assessment.

Lease

The property is to let by way of assignment on existing 10 year effectively full repairing and insuring lease from approximately May 2008 with a tenants option to break at the end of year 5 at a passing rental of £7,800 p.a. subject to review at the end of year 5.

Premium

Nil premium is required for the benefit of our clients leasehold interest.

EPC

This will be commissioned and made available to potential tenants.

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 is therefore chargeable on the rental and other outgoings.

Viewing

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

