

To Let on New Lease

**Waterside
1 Kent View
Kendal
LA9 4DZ**



**Attractive Riverside Premises
Suitable as Shop, Showroom,
Gallery, Offices or Other Uses
Subject to Planning.**

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 an attractive riverside location adjacent to the Waterside Café and

within 5 minutes walk of the prime retail areas of the town centre.

Description

The property comprises ground floor split level retail shop with good display window.

Accommodation

The property has the following approximate areas and dimensions:-

Internal width	26' 9"	8.15 m
Shop depth	30' 6"	9.3 m
Split level	14' 4"	4.4 m
Total sales area	850 sq ft	80 sq m
Side store inc. w.c.	140 sq ft	13 sq m

Lease

The property is to let on a new internal repairing and insuring lease for a term of years to be negotiated subject to a service charge on a proportionate basis in respect of the re-decoration of the larger building and buildings insurance.

Rental

£8,750 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £7,200 UBR 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.

VAT

The property has not been registered for VAT.

Viewing

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