

To Let

The Former Red Cross Building Woolpack Yard Kendal LA9 4NQ



Location

The property is situated in an attractive and improving yard location accessed off the prime retail area of Stricklandgate and convenient to Marks and Spencer, Booths Supermarket and the Wainwrights and Elephant Yard Shopping Centres.

Description

The property comprises the upper ground floor of a 3 storey property which has been recently converted to provide offices at lower ground floor and dwelling flats at first floor. The lower ground floor provides open space as detailed below suitable for retail, showroom, office or other uses subject to planning.

Accommodation

The property has the following approximate areas:-

Ground floor sales/open plan office	1,270 sq ft	118 sq m
Store	62 sq ft	5.7 sq m
Office	85 sq ft	7.9 sq m
plus 2 No w.c.'s		

Rateable Value

We have been advised verbally by South Lakeland District Council that the property has not yet been assessed for rates.

Lease

The property is to let on a new effectively full repairing and insuring lease administered by way of a service charge for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews at a commencing rental of £15,500 p.a. exclusive of rates and VAT payable quarterly in advance.

EPC

An Energy Performance Certificate will be provided to prospective 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, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

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