

**PRICE REDUCED**  
**Rarely available freehold shop/office/studio for sale**

**The Studio**  
**29 Kirkland**  
**Kendal**  
**Cumbria**  
**LA9 5AF**



**Attractive ground floor office/shop suitable for alternative uses  
(subject to any consents)**

Kendal is an attractive market town situated on the edge of the Lake District National Park and known as the Gateway to the Lakes. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 20 miles north of Lancaster, 60 miles from Carlisle, 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 33 miles from Barrow in Furness.



### Location

The property is situated in a very prominent location at the southern end of Kirkland adjacent to the entrance to the Parish Church. Kirkland comprises part of the main vehicular thoroughfare through the centre of Kendal and therefore offers good access to the town centre and the surrounding area and there is plentiful pay and display car parking in the immediate vicinity. Kirkland comprises a number of independent retailers and other businesses in an attractive location.

### Description

The property comprises a ground floor unit, most recently being used as an architectural design studio, but also suitable for retail use (without any change of use being required) or alternatively, could be suitable for alternative uses such as salon, hairdressing etc, subject to any consents being received. The property has been refurbished to make the most of its original and historic features. There is a wc facility to the rear of the property but there is scope to incorporate the wc into the main property if required.

### Accommodation

Internal width (front)	4.62m	
Shop depth	9.25m	
Ground floor sales area	20.61 sq. m	(222 sq. ft)
Office	7.76 sq. m	(84 sq. ft)
Store/office	6.05 sq. m	(65 sq. ft)
<b>Total net internal area</b>	<b>34.4 sq. m</b>	<b>(371 sq. ft)</b>

### Outside

WC accessed from the rear yard

### Tenure

The property is for sale freehold with vacant possession, but subject to the long leasehold interest in the dwelling flat above the property.

### Price

£79,500 for the freehold interest in the property with vacant possession of the ground floor.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £2,950  
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

**NB.** Under the current business rate regime, it is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request

### Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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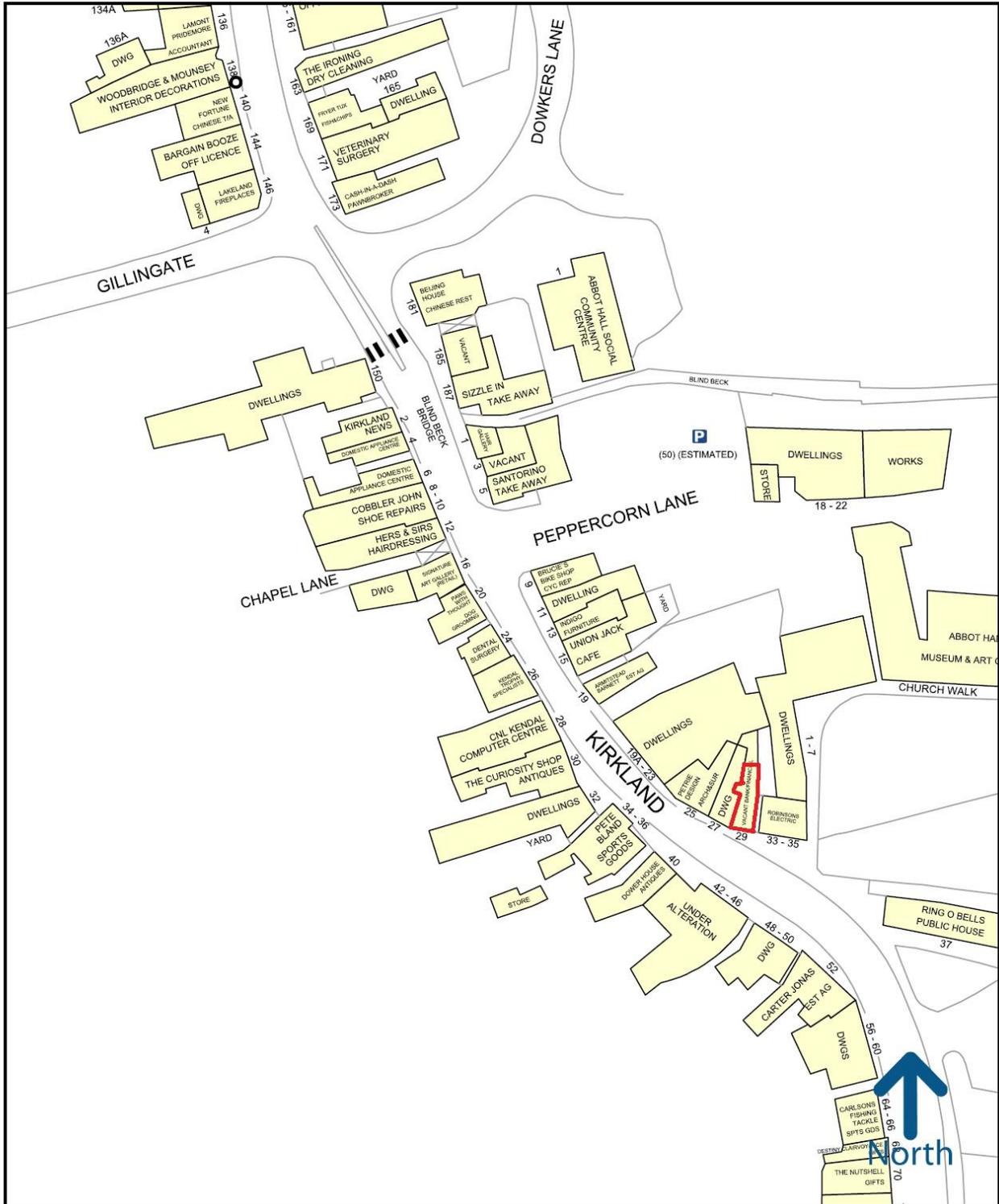
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Kendal

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Plan for identification purposes only

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