

Former hairdressing salon to let on a new lease
Suitable for office, showroom or other uses (subject to any consents)

**2 Stramongate Court
Yard 50, Stramongate
Kendal
Cumbria
LA9 4BD**



**2 car parking spaces included
available as a whole or ground floor only**

Kendal is an attractive market town situated in south west Cumbria between the Lake District and Yorkshire Dales National Parks and has a resident population of approximately 40,000. The town, which is known as the 'gateway to the Lake District' is popular with both locals and tourists alike and draws on a significant catchment incorporating surrounding towns and villages. Kendal is approximately 8 miles from Windermere, 8 miles from access to the M6 motorway at Junction 36, 22 miles north of Lancaster and 56 miles south of Carlisle



Location

The subject property is situated within Yard 50, just off Stramongate to the rear of the Aga Shop and Oaklea Trust. The property therefore occupies an excellent town centre position, close to Majestic Wine Warehouse, Quaker Tapestry, Westmorland Shopping Centre and a large number of office occupiers in the immediate vicinity.

Description

The property comprises a former hairdressing salon arranged over ground and first floors; the ground floor comprises 2 salon rooms plus a kitchen and at first floor level is a larger area currently split down into various partitioned treatment rooms. There are wc facilities at first floor level and 2 parking spaces externally.

Accommodation

Ground floor entrance hall/vestibule

| | | |
|---------|------------|-------------|
| Salon 1 | 13.41 sq m | (144 sq ft) |
| Salon 2 | 19.94 sq m | (215 sq ft) |
| Kitchen | 3.38 sq m | (36 sq ft) |
| Total | 36.73 sq m | (395 sq ft) |

First floor (available separately if required)

| | | |
|-------------------|-------------------------|-------------|
| Salon | 26.86 sq m | (289 sq ft) |
| Store | 2.87 sq m | (31 sq ft) |
| WC & WHB | | |
| Store | 3.28 sq m | (35 sq ft) |
| Treatment room | 8.13 sq m | (88 sq ft) |
| Treatment room | 9.94 sq m (with shower) | (107 sq ft) |
| Treatment room | 12.03 sq m | (129 sq ft) |
| Total first floor | 63.11 sq m | (679 sq ft) |

Total net internal area 99.84 sq m (1,074 sq ft)

Outside – 2 N° parking spaces

Terms

The property is available to let on the basis of a new 3-year internal repairing and insuring lease, or longer subject to 3-yearly rent reviews.

Rent

A commencing rental of £6,500 per annum to £8,000 per annum, dependent upon the amount of space to be taken.

Rating Assessment

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

Rateable value £8,900
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 a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable.

Energy Performance Certificate

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

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

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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