

Warehouse/trade counter unit to let with substantial parking/yard

Former Northgate Vehicle Rentals
75 Appleby Road
Kendal
Cumbria
LA9 6HE



Rarely available with substantial yard/parking area

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 on Appleby Road, comprising part of the A684 leading from Kendal town centre to junction 38 of the M6 motorway. The property is close to Kendal Business Park, Queen Katherine School, Mintsfeet and Shap Road. The unit therefore offers good access to both the town centre and the surrounding area and offers excellent access to the M6 motorway.

Description

The property comprises a detached warehouse/trade counter unit situated on a substantial plot with the benefit of a large area to the front for vehicle parking and loading/unloading (or possibly for some form of external display area subject to any consents being received). The warehouse has potential for alternative uses such as showroom (again, subject to any consents being received). The main warehouse is of steel portal frame construction with an eaves height of approximately 5.4 metres and accessed by way of a roller shutter door to a height of approximately 5.3 metres and width of 4.9 metres. Internally, the property benefits from a solid concrete floor, LED lighting and good quality offices at ground and first floor level. In addition, there is a staff canteen/welfare and wc facilities in the warehouse.

To the front of the property is the forecourt comprising concrete section with drainage channels. The property is clad with concrete asbestos panels with blockwork to the front and rear elevations. The property offers the following accommodation:-

Accommodation

Ground floor gross internal area	338.71 sq m	(3,646 sq ft)
First floor office	20.25 sq m	(218 sq ft)
Total internal area	358.96 sq m	(3,864 sq ft)

The offices within the unit include a reception area, meeting room, manager's office, canteen and ladies and gents wc facilities.

Outside – substantial yard area.

Services

Mains water, mains drainage and mains electricity (including 3-phase) are connected to the premises. We understand that there is a gas supply available to the building. The offices are heated by way of electric panel heaters and the property benefits from LED lighting in the main warehouse.

Terms

The property is available to let on the basis of a new 5-year lease or longer subject to 5-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £27,500 per annum, exclusive.

Rating Assessment

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

Garage and premises rateable value £13,500
UBR – 49.1p (2019/2020)

As such, it is likely that an occupier of the property could benefit from an element of small business rate relief reducing the rates liability.

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

Energy Performance Certificate

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

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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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