

**Substantial town centre retail/showroom premises  
to let on a new lease**

**36 Woolpack Yard  
Kendal  
Cumbria  
LA9 6NG**



**Substantial ground and first floor sales close to Marks & Spencer, Laura Ashley, Booths Supermarket, NatWest Bank and strong local traders**

Kendal is an attractive market town situated in south Cumbria on the fringe of the Lake District and Yorkshire Dales National Parks and serving as the administrative centre for South Lakeland district. The town has a resident population of approximately 40,000 but draws on a much wider catchment incorporating surrounding towns and villages. Kendal is known as the 'Gateway to the Lakes' and, in addition to serving as the administrative centre for the surrounding area, is also a popular tourist destination.



### Location

The property, which is shown for identification purposes on the enclosed street traders plan occupies a prominent position between the Marks & Spencer and Booths stores and is in a prominent roadside position to vehicles utilising the Marks & Spencer car park. The unit is close to the Woolpack Yard shopping centre where occupiers include Laura Ashley, Boots, NatWest, Hotter Shoes, and Peacocks, and there are a large number of strong independent traders in the immediate vicinity.

### Description

The property comprises a substantial lock up unit arranged over ground and first floors most recently in use as a furniture showroom, but suitable for alternative uses subject to any consents being received. The property benefits from a substantial ground floor sales area with first floor sales/showroom and staff ancillary welfare accommodation. The property offers the following accommodation:-

### Accommodation

|   |                    |                     |
|---|--------------------|---------------------|
| Ground floor                                |                    |                     |
| Internal width                              | 9.00 m             | (29 ft 6 ins)       |
| Shop depth                                  | 11.51 m            | (37 ft 9 ins)       |
| Ground floor net sales area                 | 80.67 sq m         | (868 sq ft)         |
| Ancillary office/staff accommodation        | 4.19 sq m          | (45 sq ft)          |
| <b>Total Ground Floor Net Internal Area</b> | <b>84.86 sq m</b>  | <b>(913 sq ft)</b>  |
| First Floor Sales Area                      | 86.81 sq m         | (934 sq ft)         |
| <b>Total Net Internal Area</b>              | <b>171.67 sq m</b> | <b>(1847 sq ft)</b> |

### Terms

The property is available to let on the basis of a new 3-year internal repairing and insuring lease (meaning that the landlord retains responsibility for repairs to the main structure of the building) or longer subject to 3-yearly rent reviews.

### Rent

A commencing rental of £25,000 per annum exclusive

### Rating Assessment

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

Rateable value £19,250  
UBR – 49.1p (2019/2020)

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

### Energy Performance Certificate

To be provided.

### Legal Costs

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

### VAT

The property is not currently registered for 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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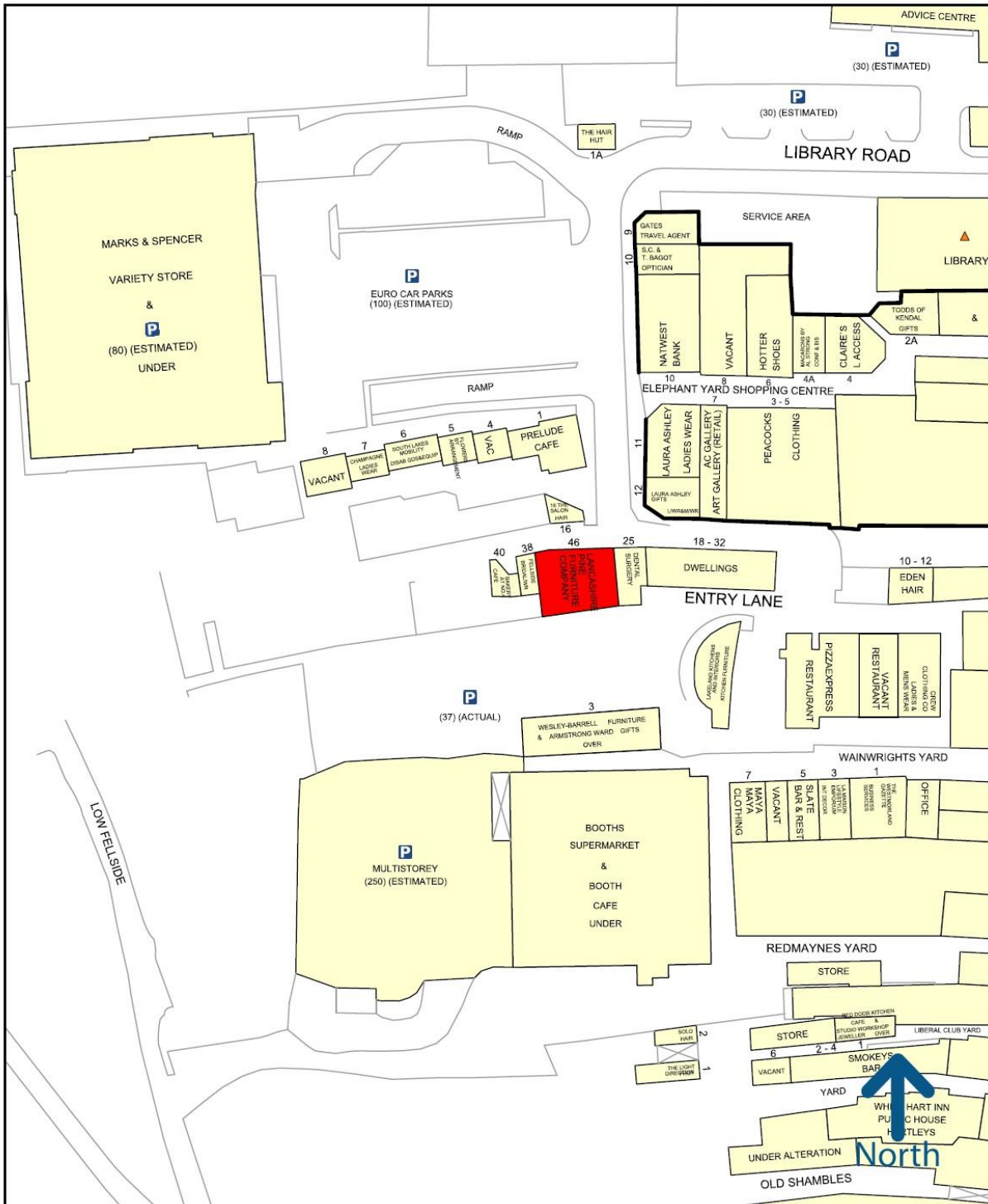
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Kendal

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Plan for identification purposes only

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