

Prominent shop unit to let

4 Kirkland
Kendal
Cumbria
LA9 5AB



Good location close to Abbot Hall Art Gallery in Kirkland Village amongst speciality independent retailers

Kendal is a market town situated in south Cumbria on the fringe of the Lake District National Park and Yorkshire Dales National Park. The town has a resident population of approximately 45,000 but draws on a much wider catchment incorporating surrounding towns and villages and serves as the main administrative centre for South Lakeland. The town is approximately 8 miles from Windermere, 8 miles from access to the M6 motorway at junction 36, 22 miles north of Lancaster and 26 miles south of Penrith.



Location

The property, which is shown for identification purposes edged red on the enclosed Street Traders' plan, is situated in a prominent roadside position on the southern approach to the town centre along the one-way system. The property is immediately opposite the popular Abbot Hall Art Gallery and the Peppercorn Lane public car park. Other occupiers in the immediate vicinity are predominantly strong independent retailers with occupiers such as antique shop, bicycle shop, hair & beauty, newsagent, cobbler and a range of restaurants. The property therefore offers an ideal opportunity to trade in a prominent location with good car parking nearby.

Description

The property comprises a ground floor lock-up shop previously in use as a photographic studio and a retail outlet but also suitable as office or beauty/hairdressing use (subject to any consents being obtained). The ground floor sales area has a kitchen and wc off the main sales area. The property offers the following accommodation:-

Accommodation

Ground floor sales	36.4 sq m	(392 sq ft)
Ground floor kitchen	8.0 sq m	(86 sq ft)

Total net internal area **44.4 sq m** **(478 sq ft)**

Staff wc and whb.

Terms

The property is available to let by way of the assignment of an existing lease for a term of 3 years from 31 August 2017 at a rental of £5,250 per annum. The lease is available at a nil premium, or alternatively the landlords would consider granting a new lease if a longer term is required.

Rating Assessment

Rateable value £4,000
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. Further details available on request.

Energy Performance Certificate

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

Legal Costs

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

VAT

The property is not 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.

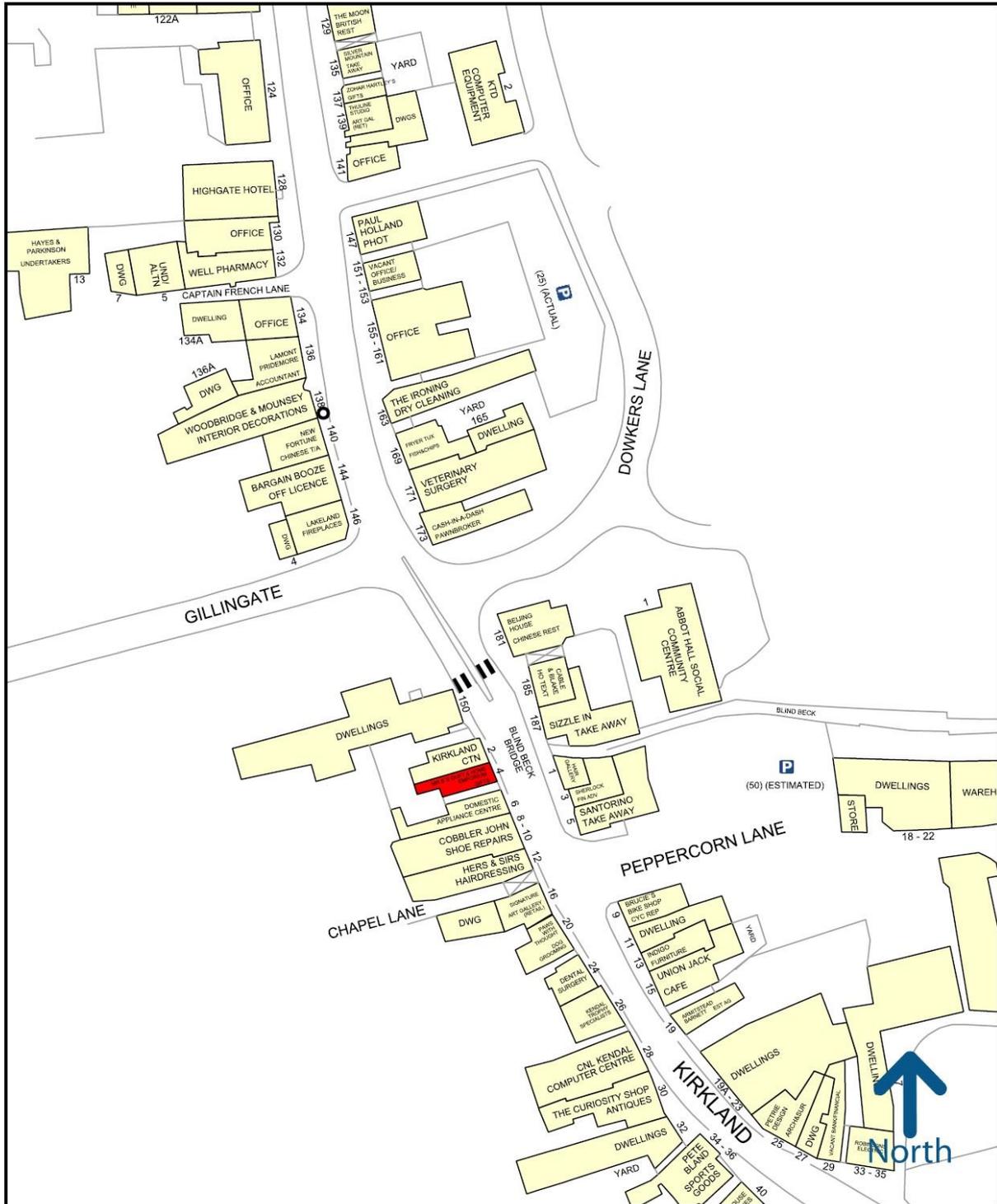
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Kendal

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Plan for identification purposes only

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