

## To Let on New Lease

40 Woolpack Yard  
Kendal  
Cumbria  
LA9 4NG



**Café/retail/showroom close to Booths, M&S and Woolpack Yard Shopping Centre to let on a new lease**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland.



### Location

The property is situated in an attractive yard location close to Booths Supermarket, M&S, Wainwright's Yard Shopping Centre, Elephant Yard Shopping Centre and close to a large pay-and-display public car park. Independent shops are immediately adjacent to the property.

### Description

The property comprises an attractive 2-storey retail property with good display frontage and small external forecourt. The property has most recently been used as a café (who have relocated to larger premises immediately adjacent) and would therefore be suitable for café, restaurant, retail or showroom use without the need for any planning permission change of use.

### Accommodation

The property has the following approximate areas and dimensions:-

#### Ground Floor

Internal width	5.31 m	(17'5")
Shop depth	11.58 m	(38'0")
Sales area (inc, kitchen area)	46.4 sq m	(500 sq ft)

#### First Floor

Office/store	6.1 sq m	(66 sq ft)
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**Total net internal area**      **52.5 sq m**      **(566 sq ft)**

There is a wc at first floor level.

### Lease

The property is available to let on the basis of a new 5-year internal repairing and insuring lease (meaning that the landlord retains responsibility for the main structure of the building), subject to annual RPI rental increases. A shorter or longer term may be considered dependent upon the incoming tenant.

### Rent

A commencing rental of £10,000 per annum, exclusive.

### Rateable Value

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

Rateable Value	£10,500
UBR	49.9p (2020/2021)

**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.

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

### EPC

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

### Legal Costs

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

### VAT

The property is not currently registered for VAT, although all prices, outgoings and rentals are quoted exclusive of VAT.

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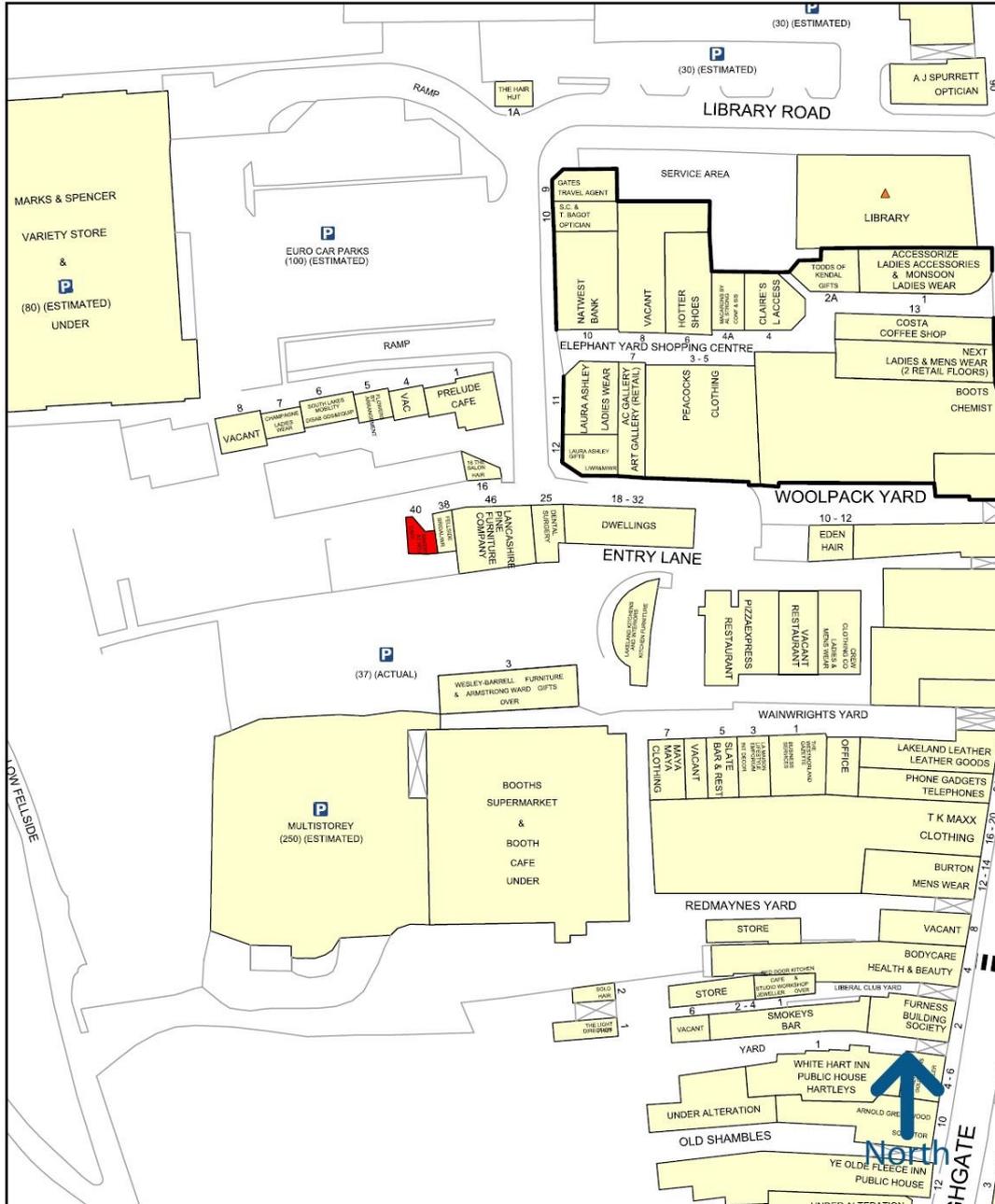


### Viewing

Strictly by appointment through the sole agents Peill & Co Ltd tel 01539 888 000 (Simon Adams or Claire Bailey dealing) or kendal@peill.com for viewings.



Kendal



Plan for identification purposes only

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