

Warehouse/workshop unit To Let on a new lease

**Unit 3 Chancel Place
Shap Road Industrial Estate
Kendal
Cumbria
LA9 6NZ**



**Excellent location close to A6, Kentdale Jaguar/Land Rover,
Lakeland Ltd, Kendal Auto Body and a range of trade counter
and warehouse units**

Kendal is an attractive market town situated in south Cumbria with a resident population of approximately 45,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 8 miles from access to the M6 motorway at Junctions 36 and 37 and has the benefit of a main line railway station at Oxenholme on the London to Glasgow/Edinburgh line. Kendal is approximately 52 miles south of Carlisle, 26 miles south of Penrith and 22 miles north of Lancaster



Location

The property is situated on Chancel Place, a small development of warehouse/workshop units situated just off Shap Road on the Shap Road Industrial Estate. On entering Shap Road Industrial Estate with the new Kentdale Jaguar/Landrover dealership on your left, turn first right and first right again into Chancel Place; the unit is immediately on the left-hand side.

Description

The property comprises a single-storey attached warehouse/workshop unit beneath a mono-pitched insulated roof with solid concrete floor and access by way of a roller shutter door. There is a small partition office within the unit which can be removed if required by an incoming tenant. There is a wc and whb in the corner of the unit.

Accommodation

Ground floor
Gross Internal area 113 sq m (1,216 sq ft)

Small reception/office and wc and whb facilities

Terms

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

Rent

A commencing rental of £9,500 per annum exclusive payable quarterly in advance.

Rating Assessment

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

Rateable value £7,100
UBR – 48.0p (2018/2019)

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 current EPC is grade 'G' and this is being recommissioned and a further copy will be made available to incoming tenant after improvements to the rating have been made.

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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