

Warehouse/Industrial Unit to let on a new lease

Unit 9 Fell View Trading Estate
Shap Road Industrial Estate
Kendal
Cumbria
LA9 6NZ



Excellent opportunity for small business in good location

Kendal is an attractive market town situated on the edge of the Lake District National Park and known as the Gateway to the Lakes. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 20 miles north of Lancaster, 60 miles from Carlisle, 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 33 miles from Barrow in Furness.



Location

The available unit is situated on the Fell View Trading Estate which is on Shap Road Industrial Estate to the north of Kendal town centre. Other occupiers in the immediate vicinity include The Lakeland Distribution Centre, the new Kentdale Jaguar/Land Rover dealership, John Menzies, Kendal Auto Body, EK Breaks, Mardix and a range of local warehouse and trade counter occupiers.

Description

The property comprises a lock-up unit within a line of similar units with the benefit of forecourt/parking area immediately to the front and shared access to visitor parking. Access is by way of a concertina metal door to a height of approximately 3.1 metres and a width of 3 metres. The property benefits from an eaves height of approximately 4.0 metres. The unit is immediately adjacent to EK Breaks.

Accommodation

Gross Internal area 116.03 sq m (1,249 sq ft)

Terms

The property is available to let on the basis of a new 6-year full repairing and insuring lease subject to three yearly rent reviews.

Rent

A commencing rental of £9,750 per annum exclusive of rates, VAT and service charge.

Rating Assessment

We are advised that the property is to be reassessed (the unit is currently assessed with an adjoining unit) however, it is anticipated that the rateable value will fall beneath the small business rates relief threshold, meaning that a qualifying tenant would benefit from small business rate relief in respect of the premises.

Service Charge

There is an Estate Service charge administered in respect of the maintenance and upkeep of the trading estate.

Services

Mains water, mains drainage and mains electricity (including 3-phase).

Energy Performance Certificate

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

Legal Costs

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

VAT

The subject property is registered for VAT and VAT will therefore be payable on rent, service charge and other items under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.