

SUBJECT TO AVAILABILITY OF VACANT POSSESSION

Prominent town centre shop to Let
35 Finkle Street
Kendal
Cumbria
LA9 4AB



Kendal is a strong market town situated on the edge of the Lake District and Yorkshire Dales National Parks and is often referred to as the 'gateway to the Lakes'. The town has a resident population of approximately 30,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre and a dominant retail centre for the south Lakeland area. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 34 miles from Barrow-in-Furness and 52 miles south of Carlisle. Significant local employers include Anord Mardix, Furmanite, South Lakeland District Council, Lakeland Limited and the agricultural, tourism and distribution centres.



Location

The subject property which is shown for identification purposes on the enclosed street traders plan occupies an attractive location on pedestrianised Finkle Street close to strong retailers including White Stuff, Jules B, Subway, Nationwide, Lloyds Bank, Wave Jewellery, Phase Eight, Pavers Shoes and a range of strong independent traders.

Description

The property comprises a good retail unit arranged over basement, ground, first and second floors and is currently part of the adjoining Beales Department Store, operating under the fascia of Dorothy Perkins. But, subject to vacant possession being made available is available to let on a new lease independent of the department store. Further details are available on request.

Accommodation

The property offers the following accommodation:-

Ground floor sales	94.95 sq m	(1,022 sq ft)
First floor sales	84.26 sq m	(902 sq ft)
Second floor stock	39.20 sq m	(422 sq ft)
Basement stock	75.99 sq m	(818 sq ft)
Total NIA	294.40 sq m	(3,169 sq ft)

Terms

The property is available to let on the basis of a new 10-year lease on a full repairing and insuring basis subject to 5-yearly rent review.

Rent

A commencing rental of £35,000 per annum exclusive

Rating Assessment

We are advised that the property is to be separately assessed from the adjoining Beales department store

Energy Performance Certificate

The property has an energy performance asset rating of 'C68'.

Legal Costs

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

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

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

NB: Please note availability of the property is subject to availability of vacant possession.

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.



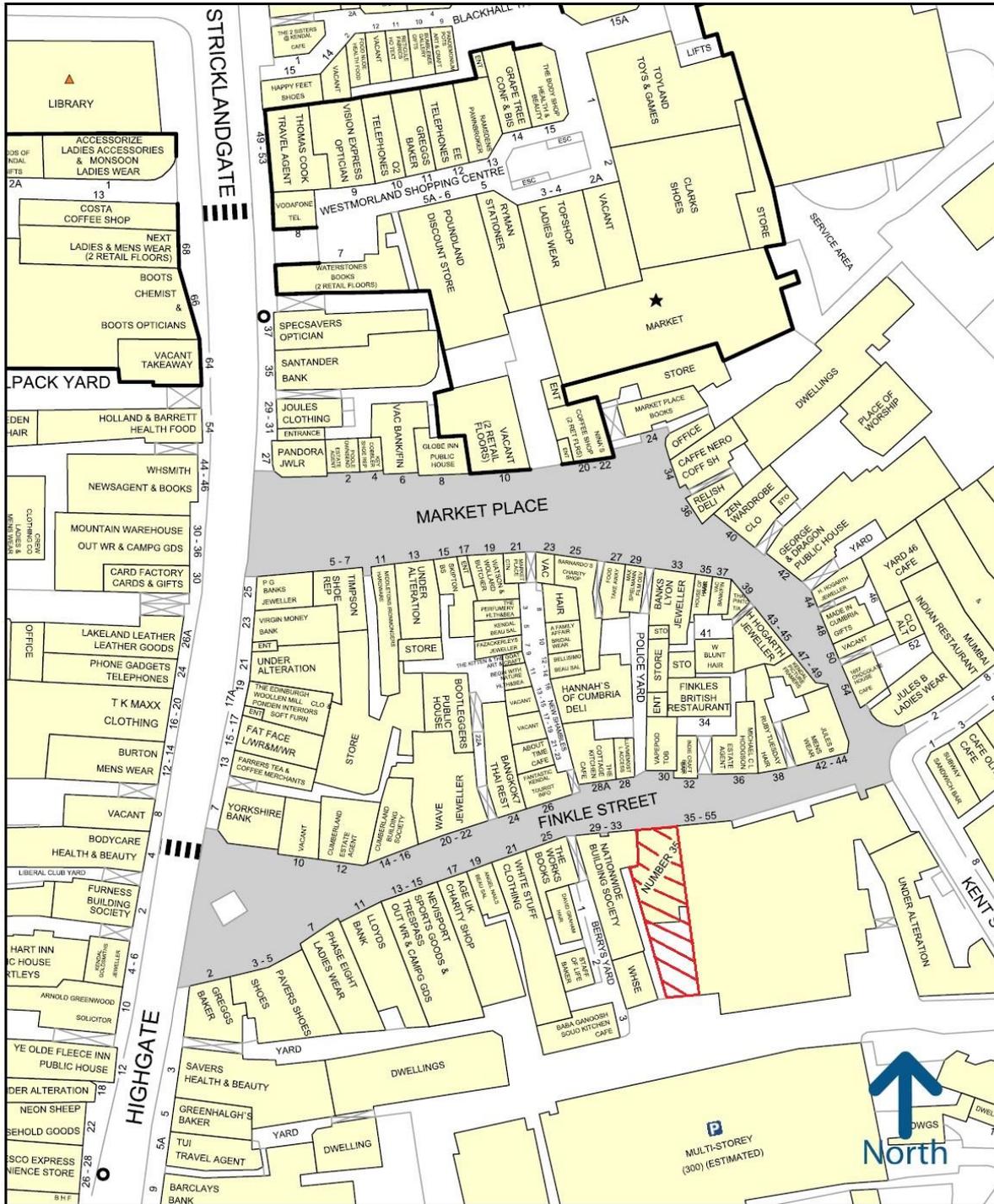
IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



Kendal

Peill & Co
01539 888 000 www.peill.com



Plan for identification purposes only

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.