

Attractive shop to let in historic parade

3-5 New Shambles
Kendal
Cumbria
LA9 4TS



Recently refurbished lock-up shop

Kendal is an attractive market town situated on the edge of the Lake District National Park and between the Lake District and Yorkshire Dales. The town boasts indoor and outdoor markets, together with a regular farmers' market a short distance from the subject property. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 16 miles from Ambleside.

Location

The property, which is shown for identification purposes edged red on the enclosed Street Traders' plan, is situated within the New Shambles, a historic listed parade of shops linking Finkle Street with Market Place. New Shambles comprises predominantly good quality specialist retailers and the availability of this shop offers an excellent opportunity to trade alongside niche retailers in an attractive close to the prime retail pitch of the town.

Description

The property comprises a double lock-up shop within a parade of similar properties.

Accommodation

Ground floor

Sales Area	42.6 sq m	(459 sq ft)
Store	6.5 sq m	(70 sq ft)
Total internal area	49.1 sq m	(529 sq ft)

Terms

The property is available to let on a new internal repairing and insuring lease for a 3-year term or longer if required, subject to 3-yearly rent reviews. The landlord will require a quarter's rent deposit, returnable on vacation of the property.

Rent

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

Rating Assessment

Rateable value £6,700
UBR – 49.9p (2021/2022)

NB: It is likely that a tenant of the property will benefit from the current Small Business rate relief, significantly reducing the amount of rates payable in respect of the premises.

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

Planning

The subject property is a Grade II listed building dating back to the 18th century when the New Shambles was re-developed as 12 butchers shops.

Energy Performance Certificate

To be provided

Legal Costs

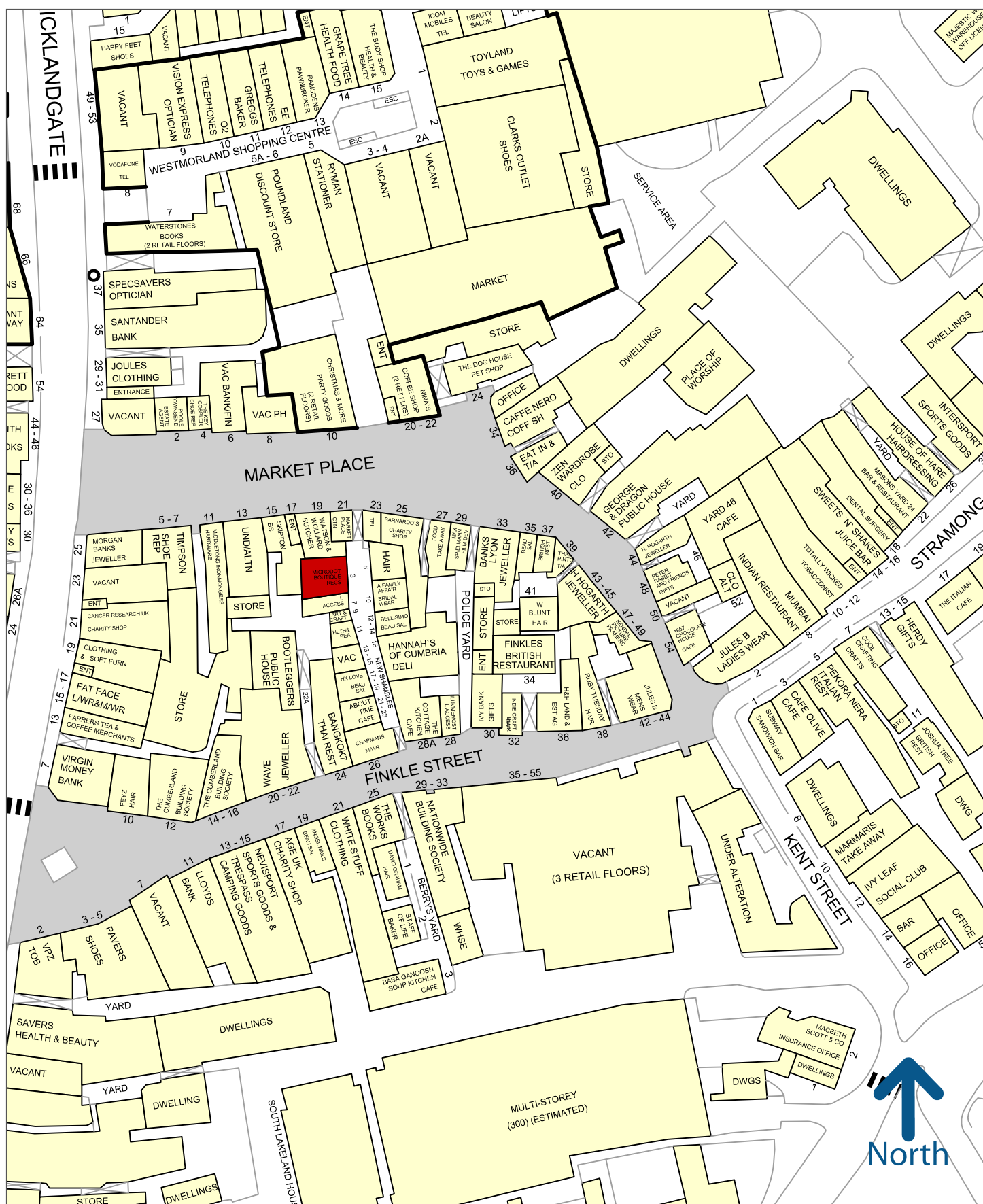
Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

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

Viewing

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



Experian Goad Plan Created: 03/11/2021
Created By: Peill and Company