

**MODERN WORKSHOP/WAREHOUSE UNIT
TO LET ON A NEW LEASE**

**Unit 12 Fell View Trading Estate
Shap Road Industrial Estate
Kendal
Cumbria
LA9 6NZ**



Ready for occupation

Kendal is an attractive market town situated on the edge of the Lake District National Park known as the gateway to the Lakes, being 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 lies on the London to Glasgow/Edinburgh west coast railway line with a mainline station at Oxenholme just outside the town. The town has a resident population of approximately 25,000 but draws on a much wider catchment population incorporating surrounding towns and villages.

Location

The available property is situated in an attractive location on Fell View Trading Estate which lies off the Shap Road Industrial Estate to the north of Kendal town centre and is the main trading/industrial estate for the town. Other occupiers in the immediate vicinity include Kentdale Jaguar/Land Rover, Lakeland Limited distribution centre, John Menzies, Kendal Autobody, Anord Mardix, Kendal Autobody and a range of local independent businesses and trade counter operators.

Description

The property comprises an in-line SINGLE storey warehouse/trade counter unit with concertina metal door to a height of approximately 3.0m, and door width of approx. 3.0m and an internal eaves height of approx. 4.0m. Internally, the property can be divided if required and has a personnel door leading to a potential office area. There is a wc/whb to the rear and on site car parking is available immediately in front of the premises, together with shared estate parking opposite the property. The property offers the following accommodation:-

Accommodation

Ground floor – Gross Internal Area	116.03 sq m	(1249 sq ft)
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Terms

The property is available to let on the basis of a new 6-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £11,250 per annum exclusive.

Rating Assessment

We are advised that the property is to be re-assessed for business rates on the split of the property. However, the adjoining unit (a similar size) is assessed as follows:-

Rateable value £8,100
UBR – 49.9p (2022/2023)

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. But we recommend that any prospective occupier makes their own enquiries in respect of the 2023 list.

Services

Mains water, mains gas, mains drainage and mains electricity are available to the premises.

Energy Performance Certificate

The property has an energy performance asset rating of 'D-93'

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on the rent and other items under the terms of the lease.

Service Charge

There is an estate service charge payable in respect of common parts of the estate and further details are available on request.

Viewing

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

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Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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