

**Workshop/Warehouse premises to let on a new lease**

**Unit 9 Kendal Business Park  
Kendal  
Cumbria  
LA9 6EW**

**Unit has the benefit of secure yard area**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated 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 has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for Westmorland & Furness Council.



### Location

The subject properties are situated on the Kendal Business Park which is just off Appleby Road approximately 1 mile from Kendal town centre and offering good access to the surrounding area including the M6 motorway via both Shap Road and Appleby Road, at junctions 36, 37 and 38.

### Description

The property comprises a single-story workshop unit, currently in use as a motor vehicle repair workshop but suitable for alternative uses (subject to any consents being received). Access to the workshop area is by way of a roller shutter door to a height of approx. 3.3m and a width of approx. 5.5m, with an internal height of approx. 3.5m. The property has the benefit of a gated entrance and secure yard area immediately in front of the unit and offers the following accommodation:

### Accommodation

Ground floor – workshop	116.65 sq m	(1256 sq ft)
Ground floor reception	42.93 sq m	(462 sq ft)
<b>Total gross internal area</b>	<b>159.58 sq m</b>	<b>(1718 sq ft)</b>

### Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of 3 years of longer subject to 3 yearly rent reviews.

### Rent

A commencing rental of £13,500 per annum payable quarterly in advance exclusive of rates, VAT and service charge.

### Service Charge

There is an estate service charge payable in respect of the property relating to costs of maintenance of common parts, roadways and reimbursement of insurance premium – further details are available on request.

### Rating Assessment

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

Rateable value £9,400  
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

**NB.** Under the current business rate regime, it is likely that an 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

E-122

### Legal Costs

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

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**VAT**

The property is registered for VAT and VAT is therefore payable on rent and other payments 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.

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