

**Rarely available town-centre freehold with car parking
with potential development opportunity**

**48 Stramongate
Kendal
Cumbria
LA9 4BD**



**Impressive listed building suitable for a range of uses, or
potential conversion to residential.**

Kendal is an attractive market town situated in south Cumbria with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the administrative centre for South Lakeland and is situated approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 26 miles south of Penrith and 52 miles south of Carlisle. The town has the benefit of a mainline railway station at Oxenholme on the

London to Glasgow/Edinburgh west coast mainline. In addition, there is a station at Kendal (a short distance from the subject property) which links to the west coast mainline and Windermere.

Location

The property occupies a prominent town centre location, in a roadside position, and within easy walking distance of the town centre. Other occupiers in the immediate vicinity include retail & restaurant (The AGA Shop, Daniel Gray Hair Salon, Masons Arms, the Herdy Shop and Domino's), professional and office occupiers (Stramongate House, Handelsbanken, Armstrong Watson and solicitors within Bridge Mills) and consulting uses such as medical, dental and healthcare.

Description

The subject property comprises an impressive town centre building arranged over basement, ground, first and second floors with the benefit of on-site car parking to the rear. The property has most recently been used as office accommodation but would also be suitable for alternative uses such as consulting rooms, showroom or other uses (subject to any consents being received). The building would lend itself to residential conversion, either apartments, or a mix of mews cottages, apartments and commercial use (subject to any consents being received) Access to the car park is via a shared archway and the property offers the following accommodation:-

Accommodation

Ground floor office	118.7 sq m	(1,278 sq ft)
First floor office	97.1 sq m	(1,045 sq ft)
Second floor ancillary	31.82 sq m	(342 sq ft)
Total net internal area	247.6 sq m	(2,665 sq ft)

Outside – 10 N^o car parking spaces in the yard to the rear – with the ability to park further vehicles utilising the space available.

Tenure

The property is for sale freehold, with vacant possession, and offers are sought on an unconditional basis.

Price

Offers in the region of £350,000

Rating Assessment

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

Rateable value - £25,000
UBR – 49.9p (2024/2025)

Since the property is a listed building, no empty rates are payable.

Planning

We are advised that the property is listed (Grade II). No planning applications have been made for conversion and the property has most recently been used for office use. Potential purchasers should make their own enquiries of the local planning authority, Westmorland & Furness Council.

Energy Performance Certificate

The property was assessed at D-91

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT. We are advised that the property is not subject to VAT

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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