

**PROMINENT RETAIL/ OFFICE TO LET ON A NEW  
LEASE SUITABLE FOR HAIRDRESSER/ BEAUTY  
SALON ETC**

**82 Stramongate  
Kendal  
Cumbria  
LA9 4BD**



**Prominent roadside location close to Bridge Mills & Riverside  
Hotel**

Kendal is an attractive market town known as the 'Gateway to the Lakes' situated in south Cumbria and between the Lake District and Yorkshire Dales National Parks. The town has a resident population of approximately 40,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre for South Lakeland. The town is the main service centre for south Lakeland



and is situated approximately 8 miles from access to the M6 motorway at Junction 36, 8 miles from Windermere, 52 miles south of Carlisle and 23 miles north of Lancaster.

### Location

The subject property is situated in a prominent roadside position close to the Bridge Mill offices, Sand Aire House, Stramongate offices and a short walk from the main retail centre of Kendal. The property is immediately adjacent to the entrance to Bridge Mills, and offers a prominent frontage to Stramongate, part of the town's main one-way system.

### Description

The subject property comprises a recently refurbished ground floor shop/office with front sales/office and rear ancillary accommodation, kitchen and WC. The unit is fitted out ready for immediate occupation and is ideal for a retail unit, or conversion into offices could also be. The property offers the following accommodation:-

### Accommodation

Internal width	9.25 m	30'4"
Total sales area	110.1 sq m	1,186 sq ft
<b>Total internal area</b>	<b>110.10 sq m</b>	<b>1,186 sq ft</b>

Plus wc and whb and also kitchen area with sink.

### Terms

The property is available to let on the basis of a new six-year lease with rent review at year three on effectively full repairing and insuring terms. There is a service charge contribution to the main structure of the buildings at 82-86 Stramongate, comprising shops & flats, and an annual ground rent. Further details are available on request.

### Rent

A commencing rental of £8,500 per annum inclusive of service charge, exclusive of VAT

### Rating Assessment

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

Rateable value £11,750  
UBR 49.9p (2025/2026)

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 a qualifying 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

The property has an energy performance asset rating of '42-B'

### Legal Costs

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

### VAT

The property is registered for VAT so VAT will be payable on rent and other payments under the terms of the lease.

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### Viewing

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

### Anti-money laundering

In accordance with 2023 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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