

Investment/ Development opportunity for sale

**36-40 Woolpack Yard
Kendal
Cumbria
LA9 4NG**



Substantial ground and first floor sales close to Marks & Spencer, Booths Supermarket, NatWest Bank and strong local traders

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



Location

The property, which is shown for identification purposes on the enclosed street traders plan occupies a prominent position between the Marks & Spencer and Booths stores and is in a prominent roadside position to vehicles utilising the Marks & Spencer car park. Short distance from Stricklandgate and Elephant Yard Shopping Centre.

Description

The property comprises a substantial array of retail units comprising of ground and first floor retail, with potential development opportunities subject to planning.

Accommodation

36 Woolpack Yard

Ground floor

Internal width	9.00 m	(29 ft 6 ins)
Shop depth	11.51 m	(37 ft 9 ins)
Ground floor net sales area	80.67 sq m	(868 sq ft)
Ancillary office/staff accommodation	4.19 sq m	(45 sq ft)
Total Ground Floor	84.86 sq m	(913 sq ft)
First Floor Sales Area	86.81 sq m	(934 sq ft)
No 36 Net Internal Area	171.67 sq m	(1847 sq ft)

38 Woolpack Yard

Ground Floor

Internal Width	3.62 m	(11 ft 10 ins)
Shop depth	10.45 m	(34 ft 3ins)
Ground floor net sales area	34.72 sq m	(374 sq ft)
First floor sales area	32.22 sq m	347 sq ft
First floor ancillary	3.36 sq m	36 sq ft
No 38 Net Internal Area	70.3 sq m	(757 sq ft)

40 Woolpack Yard

Ground Floor

Internal Width	5.31 m	(17 ft 5ins)
Shop Depth	11.58 m	(38 ft 0 ins)
Ground floor sales area (including kitchen)	46.4 sq m	(500 sq ft)

First Floor

Office/ Store	6.1 sq m	(66 sq ft)
No 40 Net Internal Area	52.5 sq m	(566 sq ft)

Total Net Internal Area	294.47 sq m	3169 sq ft
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Tenancies

The Property is let on the following basis:-

Unit	Tenant	Rent	Term	Expiry
No 36	Individual	2024/25 - £21,000 p/a 2025-26 - £25,000 p/a	8/7/22	7/7/27
No 38	Individual	£9,048 p/a	Holding Over	
No 40	Individual	£10,000 p/a	10 Years from	19/2/21

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Price

Offers in the region of £450,000 representing an attractive return on capital with future potential development plans.

Rating Assessment

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

36 Woolpack Yard:

Rateable value £21,250

UBR – 49.9p (2023/2024)

38 Woolpack Yard:

Rateable value £8,400

UBR – 49.9p (2023/2024)

40 Woolpack Yard

Rateable value £9,500

UBR – 49.9p (2023/2024)

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

Energy Performance Certificate

36 Woolpack Yard

The property has an energy performance asset rating of 81 - D

38 Woolpack Yard

The property has an energy performance asset rating of 108 - E

40 Woolpack Yard

The property's EPC is to be assessed.

Legal Costs

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

VAT

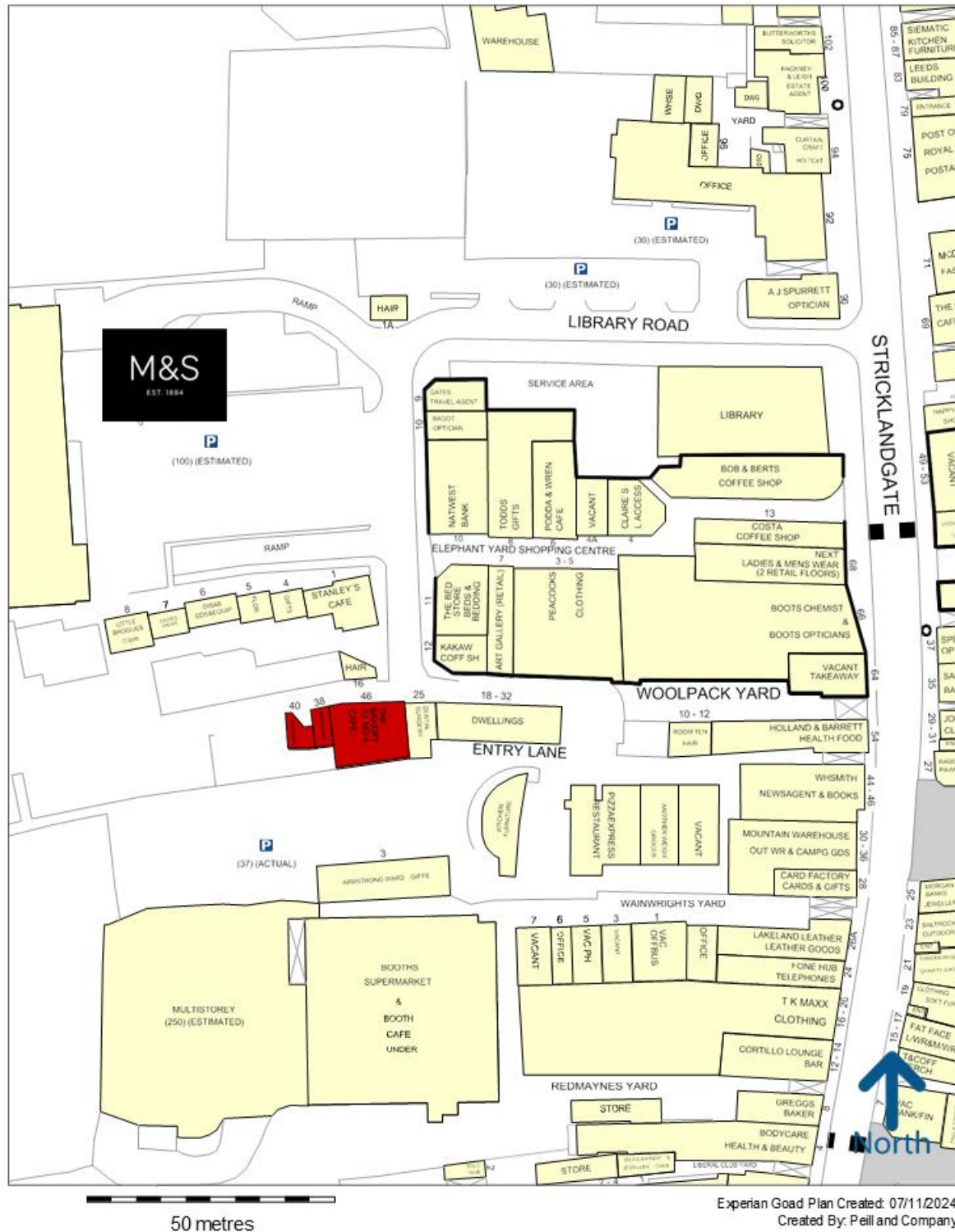
The property is not currently registered for VAT

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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Experian Goad Plan Created: 07/11/2024
Created By: Peill and Company

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