

**Attractive lock-up shop to let
in historic Listed shopping arcade**

**11 New Shambles
Kendal
Cumbria
LA9 4TS**



**Ideal for independent trader
and close to other specialist retailers**

Kendal is a historic market town situated between the Lake District and Yorkshire Dales national parks and offering year-round trade from both locals and visitors alike. Kendal is situated approximately 8 miles from Windermere, 8 miles from access to the M6 motorway at junction 36, 22 miles north of Lancaster and 26 miles south of Penrith.



Location

The subject property is situated on the New Shambles, a historic shopping parade linking Market Place with Finkle Street and comprising an attractive row of small shops ideally suited to independent traders. Other occupiers along New Shambles include butcher, hairdresser, speciality coffee shop, pet shop and florist.

Description

The property comprises a double fronted shop, ideally suited to a range of occupiers with the accommodation as set out below. The property has two sales areas, one of which includes a wash hand basin. There is a shared wc facility with other occupiers of the parade. The property offers the following accommodation:-

Accommodation

Total internal area	12.60 sq m	(135 sq ft)
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Terms

The property is available to let on the basis of a new internal repairing and insuring lease for a term of 3 years or longer, subject to 3-yearly rent reviews. The tenant will be responsible for the payment of the annual buildings insurance and further information is available on request.

Rent

A commencing rental of £4,800 per annum.

Rating Assessment

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

Rateable value £2,200
UBR – 49.9p (2025/2026)

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

NB. Under the current business rate regime, a qualifying occupier of the subject property will benefit from small business rate relief, meaning that zero rates would be payable in respect of the premises.

Energy Performance Certificate

Not applicable – listed building.

Legal Costs

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

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

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

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