

# KENDAL –



## NEWLY FITTED BAR/RESTAURANT TO LET UNIT C7 (FORMER TERRAZZO) LA9 7FH



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**LOCATION / DESCRIPTION** – Kendal is one of the most important towns in the Lake District with 90,000 residents within 30 minutes drive time. It is 15 minutes from junction 36 of the M6 motorway and 20 minutes from Lake Windermere. K Village is situated just to the South of the Town Centre fronting the inner ring-road in a beautiful location adjacent to the River Kent. The scheme is being remodelled to accommodate a 69 room Travelodge which is scheduled to open late 2020. The upper floors accommodate 90 apartments and new offices are opening around the perimeter. The scheme has underground parking for 500 vehicles.

Previously traded as Terrazzo the bar/restaurant has an extensive Riverside frontage. It has a well fitted modern bar, with well equipped kitchen, air conditioned front of house and well-presented decor. It is offered with an extensive inventory of fixtures and fittings provided by the Landlord to assist with opening costs.

**ACCOMMODATION** – From plans provided the subject premises will have the following approximate ground floor area following the Landlords works to extend the unit into the former adjacent mall:-

Ground Floor GIA                      354 sq m   3,810 sq ft

*Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.*

**LEASE TERMS/TENURE** – A new 10/15 year effectively full repairing and insuring lease (by way of service charge) with a rent review at the end of the 5<sup>th</sup> year. Any shorter term lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act.

**RENT** – Until the Travelodge opens a modest rent is required. From Hotel opening a rent of £34,500 per annum exclusive.

**SERVICE CHARGE** – The budget service charge for 2018/19 is £17,950 per annum this covers the repair and maintenance of the common areas and the exterior.

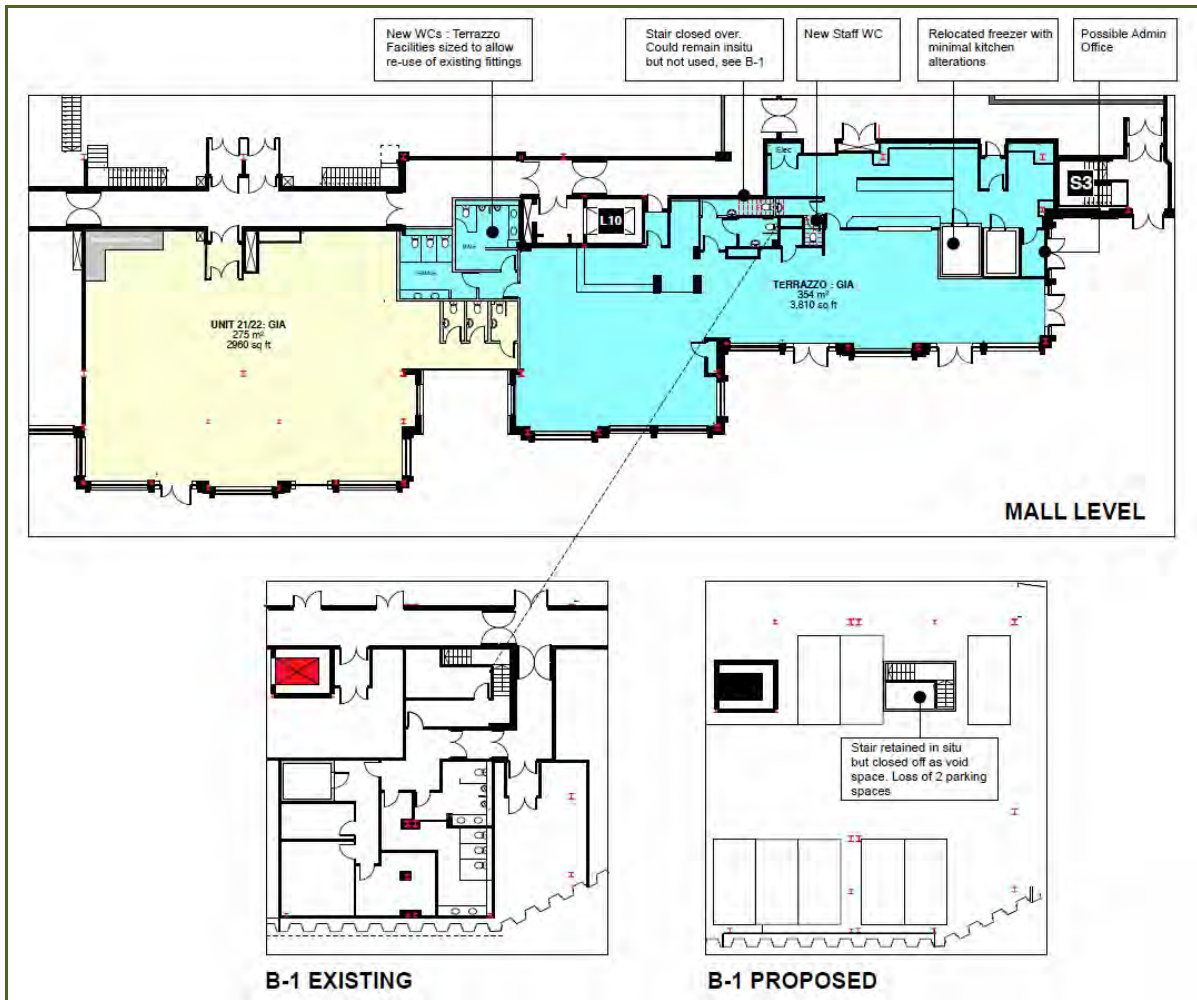
**RATING ASSESSMENT** – Based on the Valuation Office Agency estimates of rateable value, we estimate the rateable value to be £49,560. Based on this years rate in the pound (£0.491) gives a payable figure of £24,343. We would advise interested parties to verify this information themselves.

**EPC** – 0674-0530-4439-0324-2202 (D)



**LEGAL COSTS** – Each party are to bear their own legal costs incurred in the documentation of this transaction.

**VIEWING** – Strictly by appointment with John Brady or Sarah Jones of this office.



For details of other properties our web-site address is - [www.bradys.co.uk](http://www.bradys.co.uk)

**MISDESCRIPTION** - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

DETAILS AMENDED : October 2019