

RETAIL/POTENTIAL RESTAURANT TO LET

Unit 26 (Former Costa Coffee) 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. The K Village Outlet Mall 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 with planning granted for a 69 room Travelodge which is scheduled to open late 2020. The Centre has underground parking for 500 vehicles.

Previously traded as Costa Coffee, the premises have an attractive front of house area with servery and customer WC. A plan showing the previous café layout is attached. Please note some of the fixtures and fittings have now been removed.

ACCOMMODATION – The subject premises have the following approximate areas/dimensions:

Ground Floor Sales 119 sq m 1,281 sq ft

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

LEASE TERMS / TENURE – A new 5/10/15 year effectively full repairing and insuring lease (by way of service charge) with a rent review at the end of the 5th year.

RENT – On completion of the Travelodge we will be seeking a rent of £19,250 per annum exclusive of VAT and other outgoings. Prior to this our Clients are happy to let the premises to a quality operator on a rates and service charge only basis.

EPC – An EPC is currently being commissioned and will be available upon request.

For details of other properties our web-site address is - 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.

SERVICE CHARGE – A service charge of £4.49 per sq ft covers the maintenance of the mall, common areas, external terracing and car-park.

RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £8,200. As the Rateable Value is below £12,000, if this is the only business operated by the incoming tenant, they are eligible to apply for 100% rates relief from the Local Authority to avoid payment of rates. Please note this is dependent on the personal circumstances of the incoming tenant.

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.

