# **EO** Emanuel Oliver

# KENDAL

## 9 WAINWRIGHTS YARD

### PROMINENT RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

#### Location

Kendal is the commercial centre of South Lakeland and is a popular tourist destination. The subject property is situated in a prominent position within Wainwrights Yard, which is a popular and busy shopping development which links Stricklandgate to the Booths supermarket and public car park.

The property is opposite **Pizza Express** and adjacent to **Booths** with other occupiers nearby including **Crew Clothing**, **Mountain Warehouse** and **WH Smith**.

#### Accommodation

The property has the following areas:

Ground Floor	728 sq ft	67.63 sq m
First Floor / Mezz	392 sq ft	36.42 sq m

#### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£25,000** per annum exclusive.

#### **Service Charge**

A service charge is payable on this property. Please contact the agents for details.

#### EPC

The Energy Performance asset rating is Band D, 89. A full copy of the EPC is available for inspection if required.



#### **Business Rates**

Verbal enquiries to South Lakeland District Council confirm the property is assessed as follows:

Rateable Value £19,500 Interested parties are advised to make their own enquires on 01539 733333.

#### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### **Photographs and plans**

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

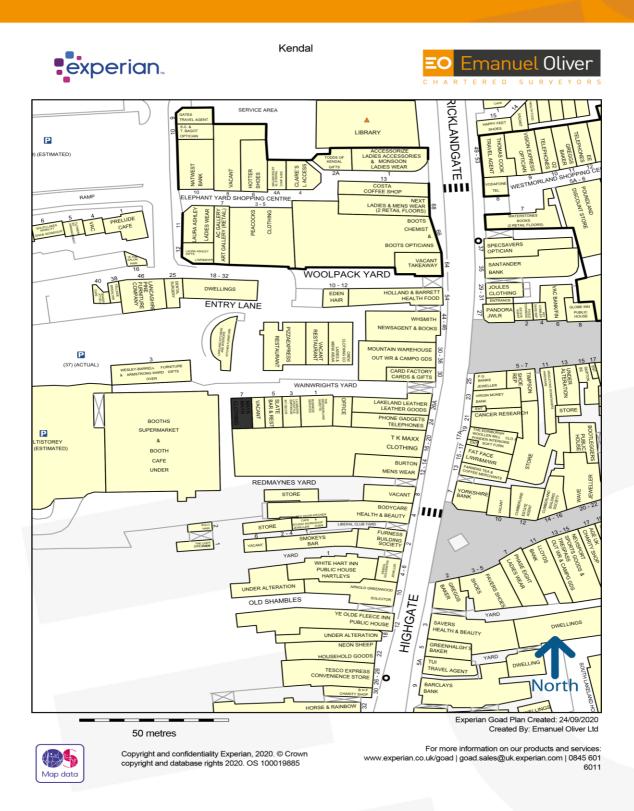
#### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 0151 236 6725 <u>llyr@emanueloliver.com</u>.

### RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700 I Old Hall Street, Liverpool, L3 9HF www.emanueloliver.com

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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.

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