

Retail

# Hyde Harrington



To Let

59 Highgate  
Kendal  
LA9 4ED

1322 Sq Ft  
122.82 Sq M

## Key Features

- Town Centre Location
- ITZA: 379 Units
- NIA with Basement 1322 sq ft
- £13,500 per annum



## Description

The property comprises a traditional ground floor retail shop with ancillary basement accommodation. The shop sits behind a very attractive glazed frontage with recessed entrance that leads through to a well proportioned retail area. At the rear of the ground floor is an enclosed office and stairs that lead down to the very useful basement suitable for storage and with staff WC facilities.

Initial shop width of 2.88m increasing to 4.44m at the mid-point and increasing again to 5.13m towards the rear of the shop. Shop depth 14.09m

## Location

The property occupies a prominent main road position facing Highgate close to its junction with Lowther Street and Allhallows Lane.

There are a number of national and local retailers within the vicinity including Iceland, Boyes Department Store, Williams Hill and HSBC Bank.

Kendal is situated in South Cumbria, approximately 20 miles north of Lancaster and 50 miles south of Carlisle. Junction 36 of the M6 motorway lies approximately 6 miles to the south east and the town is adjacent of the west coast mainline.

## Accommodation

	Sq Ft	Sq M
Main Sales Area	541	50.26
Rear Stock Area	140	13.01
Basement	641	59.55
<b>Total</b>	<b>1322</b>	<b>122.82</b>

## Services

The property is connected to mains water, electricity and drainage.

## Business Rates

The property currently has a rateable value of £9800. Rates payable for 2020/21 are £4811.80 however any ingoing tenant may receive small business relief however we recommended you make your own enquiries with the council.

## Terms

The property is available by way of an existing 5 year lease effective from 6 June 2018 and at a current passing rent of £13,500pa.

## EPC

Energy Performance Asset Rating: TBC

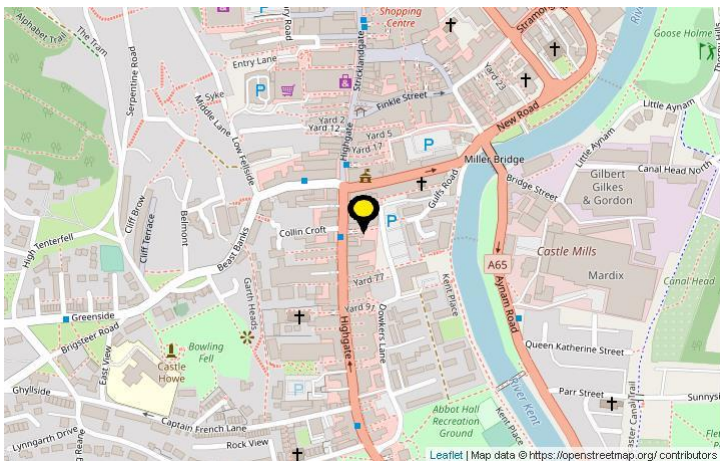
## Legal Costs

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

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

File Ref: 11251K Details prepared March 2021



## Hyde Harrington

Viewing and further information:

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### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.