

TO LET Prime Retail Premises

27 Stricklandgate
Kendal
Cumbria
LA9 4LT

Edwin
Thompson



- Prominently Located Grade II Listed Retail Unit within Kendal's Prime Retail Pitch
- Attractive Return Shop Frontage
- Ground Floor Sales of approximately 470 sq ft

To Let – £28,000 per annum exclusive

Ref: B1318

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LOCATION

The market town of Kendal is situated in South Cumbria, 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester. The town lies approximately 6 miles from Junction 36 of the M6 motorway and adjacent to the west coast main railway line.

Kendal, known as 'The Gateway To The Lakes' enjoys a significant tourist trade throughout the year and has a residential population of approximately 28,586 (2011 Census). The town has a catchment area of in excess of 50,000 people.

The premises are located on Stricklandgate which is the main thoroughfare leading through the town centre and the premises occupy a prime pitch in the very heart of Kendal Town Centre.

The attached site plan shows the location of the premises outlined red (for identification purposes only).

DESCRIPTION

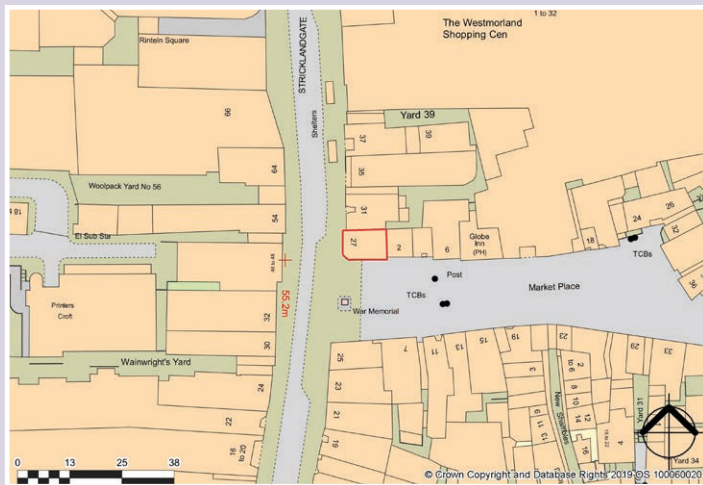
27 Stricklandgate is an attractive corner retail unit providing accommodation over four floors with additional attic storage and occupying one of the best trading locations in Kendal. The ground floor comprises an open plan sales area with an attractive glass/wood return display frontage. An internal staircase leads to the first floor which provides a further sales area, stockroom and an office.

On the second floor there is further storage areas and the basement has open plan stockrooms, staff room, kitchen and WC.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor Sales	43.71 sq m	(470 sq ft)
First Floor Sales / Storage	49.54 sq m	(533 sq ft)
Second Floor Storage	46.18 sq m	(497 sq ft)
Basement	83.9 sq m	(904 sq ft)
Attic	15.24 sq m	(164 sq ft)
Total Net Internal Area	238.5 sq m	(2,568 sq ft)



LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £28,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

It is understood that the property has an Energy Performance Asset Rating of E122 and a copy of the Energy Performance Certificate is available upon request.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £30,250 and is described as shop and premises.

Prospective tenants should check that exact rates payable with South Lakeland District Council – Tel 01539 793245.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

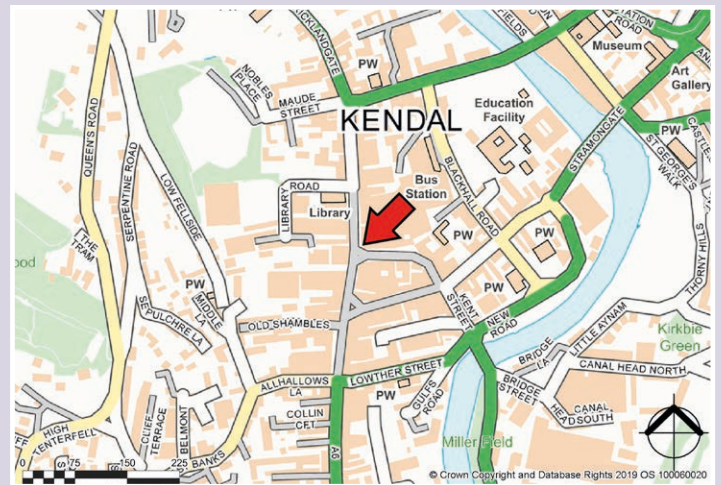
The property is available to view by prior appointment with Edwin Thompson LLP Contact:

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Regulated by RICS



Berwick upon Tweed
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Newcastle
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- These particulars were prepared in October 2021