

KENDAL • THE WESTMORLAND SHOPPING CENTRE



LOCATION

Kendal is a market town and the commercial hub of the South Lakeland District in Cumbria. The town has a population of 28,586 (Census, 2011) and the wider district has a population in excess of 100,000 (Office for National Statistics).

Located just beyond the boundaries of the Lake District National Park and only a short distance from the Yorkshire Dales National Park, Kendal is an exceptionally popular tourist destination. Lancaster is located 22 miles to the south of the town and Carlisle is approximately 47 miles to the north.

The town is easily accessible via A684 which connects to the M6 arterial motorway and also via rail with the train station located in the town centre.

FIRST FLOOR AVAILABILITY

Westmorland Shopping Centre has a number of units located on the first floor of the scheme ranging from 900 to 1,600 square feet. **Please see attached schedule for available units.**

Units are available by way of new effective full repairing and insuring leases. Further details available on request.

The Tenant will also be liable for service charge and insurance costs.

VIEWINGS


Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

Or our joint agents Barker Proudlove – 0161 631 2852

PRIME SHOPS TO LET

Address	Area (sq. ft.)	Rent / Service Charge (per annum exclusive)	Rating assessment	Comments
Unit 23 -24	1,576	On Application	£42,000	Available
Unit 27	989	On Application	£24,250	Available
Unit 28	1,317	On Application	£26,250	Available
Unit 30	1,004	On Application	£20,250	Available



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.