

KENDAL • THE WESTMORLAND SHOPPING CENTRE • UNIT 2A



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.

The Westmorland Shopping Centre forms part of the retail focus for the town. It is host to a line-up of national occupiers including **Waterstones, Clarks, Superdrug, Vision Express** and **Greggs**. The centre has a **700 space multi storey car park**.

The subject premises has been **recently refurbished to a white box** and occupy a prominent position nearby **Topshop, Toyland** and **The Body Shop**.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £35,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Further details available on request.

ACCOMODATION

The property is arranged over ground floor and second floor and provides the following net internal areas:

Ground Floor Sales | 1,461 sq. ft. (135.7 sq. m)

Second Floor Ancillary | 478 sq. ft. (44.7 sq. m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £31,000

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

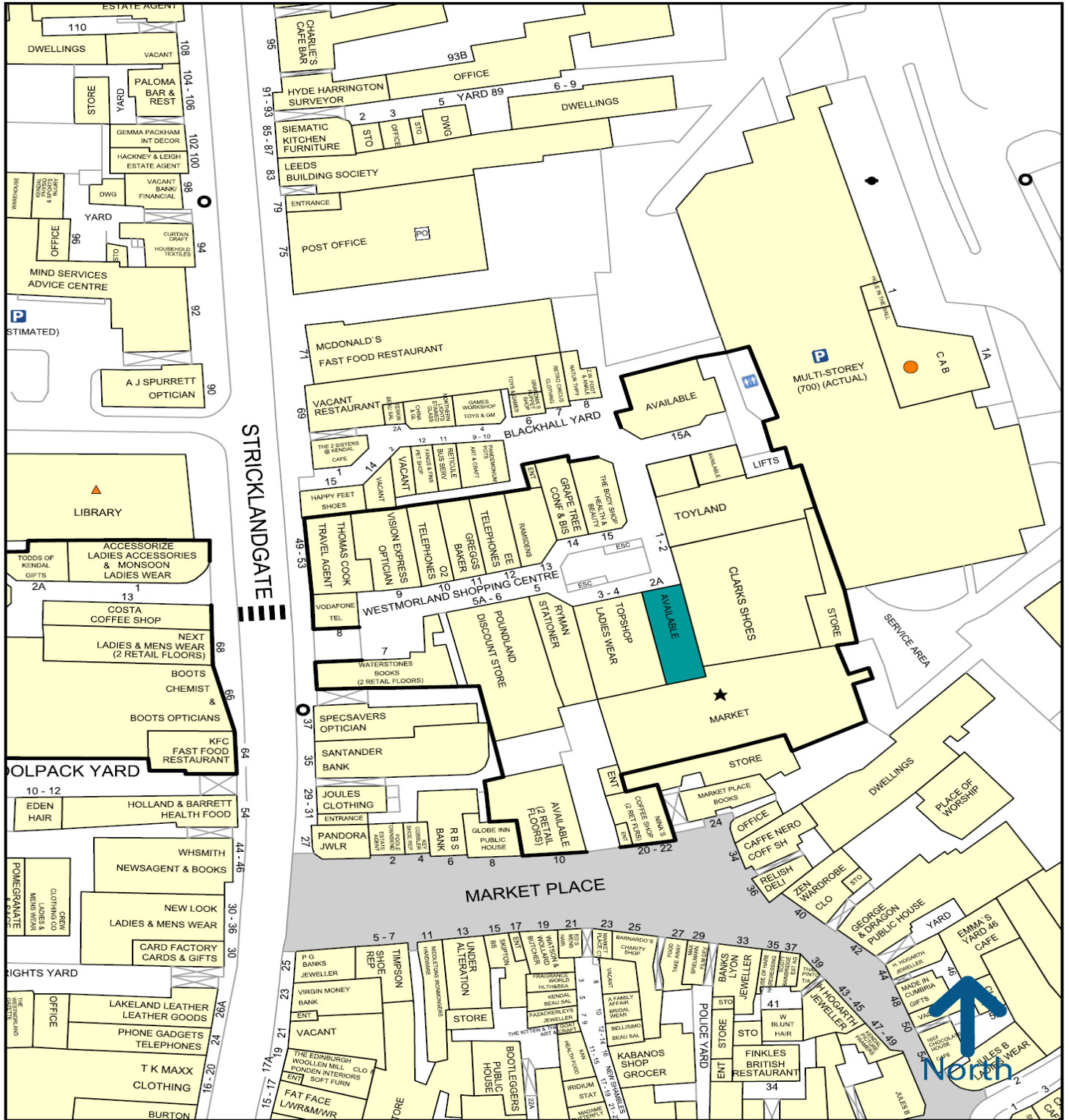
All figures quoted are net of VAT but VAT will be payable in respect of this property.

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

SUBJECT TO CONTRACT

PRIME SHOP TO LET



Experian Goad Plan Created: 24/07/2019
Created By: Rawstron Johnson



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