

KENDAL • THE WESTMORLAND SHOPPING CENTRE • UNIT 3/4



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 the 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 subject premises occupy a prominent pitch adjacent to **Ryman**. Other nearby occupiers include **Toyland, Ramsdens** and **Grape Tree**.

TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

The Tenant will be liable for service charge and insurance costs of approximately £13,294.

ACCOMODATION

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

Ground Floor Sales | 2,679 sq. ft. (248.87 sq. m.)

*There is also the potential for remote storage – details on request.

RATING

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

Rateable Value: £59,000

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.

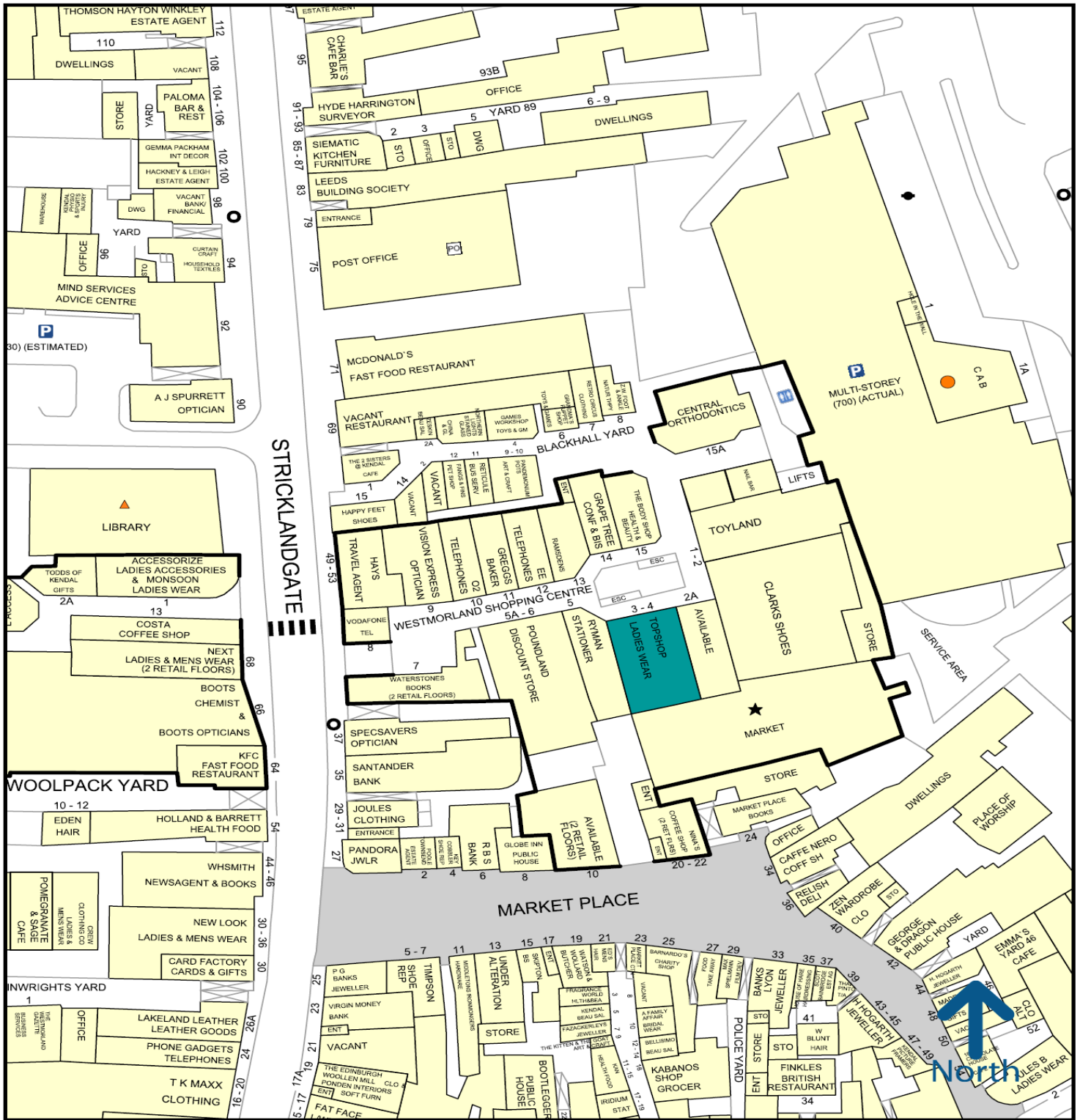
VIEWINGS

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

email Anthony@rj-ltd.co.uk

SUBJECT TO CONTRACT AND VACANT POSSESSION

PRIME SHOP TO LET



50 metres

Experian Goad Plan Created: 29/05/2020
Created By: Rawstron Johnson



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