

Prime Retail Premises To Let

5A Highgate
Kendal
Cumbria
LA9 4DA

Edwin
Thompson



- Prime retail unit in the heart of Kendal town centre
- Net Internal Area – 104.74m² (1,127 sq ft)
- Ground Floor Sales – 90.31m² (972 sq ft)

Rental - £25,000 per annum exclusive

Ref P1166

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LOCATION

The property is located on Highgate and close to the prime core of the retailing area of Kendal town centre, in Cumbria and the North West of England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 3 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

The property occupies a prominent position on Highgate, immediately south of Stricklandgate/Finkle Street and the central bandstand square. Immediate surrounding occupiers include Barclays Bank, Halifax Bank, Home Bargains, Tesco Express, Savers as well as Kendal Town Hall and nearby occupiers on Stricklandgate include Bodycare, Greggs, TK Maxx, Fat Face, Virgin Bank and Edinburgh Woollen Mill.

Kendal has a lively town centre which benefits from local and tourism trade from the Lake District National Park with a good mix of local, regional and national retailers and leisure outlets. As well as all year-round tourism, Kendal benefits from a number of festivals and events.

DESCRIPTION

The property comprises a mid-terrace ground-floor retail unit that is part of a larger stone building, currently incorporating separately accessed offices above. The subject unit incorporates a traditional timber retail facade with central pedestrian entrance from Highgate and was formerly occupied by TUI travel agents.

Internally, the premises are currently fitted out as a sales area with carpeted flooring, plaster painted walls, suspended ceiling with recessed fluorescent lighting and separate serving kiosk. There are two offices to the rear, a staff kitchen, WC and a small area of basement storage. Heating and cooling are provided via ceiling mounted cassette units.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	90.31m ²	(972 sq ft)
Basement	14.43m ²	(155 sq ft)
Total	104.74m ²	(1,127 sq ft)

Shop Width	5.38m	18 ft
Shop Depth	15.27m	50 ft

SERVICES

The unit is connected to mains electricity, water and the mains drainage/sewage system.

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £25,000 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £27,750 and is listed as a shop and premises with estimated rates payable for 2021/2022 of £14,208 per annum.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 0845 0504434.

ENERGY PERFORMANCE CERTIFICATE

The property is rated as part of a larger overall building and has an Energy Performance Asset Rating of E117.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

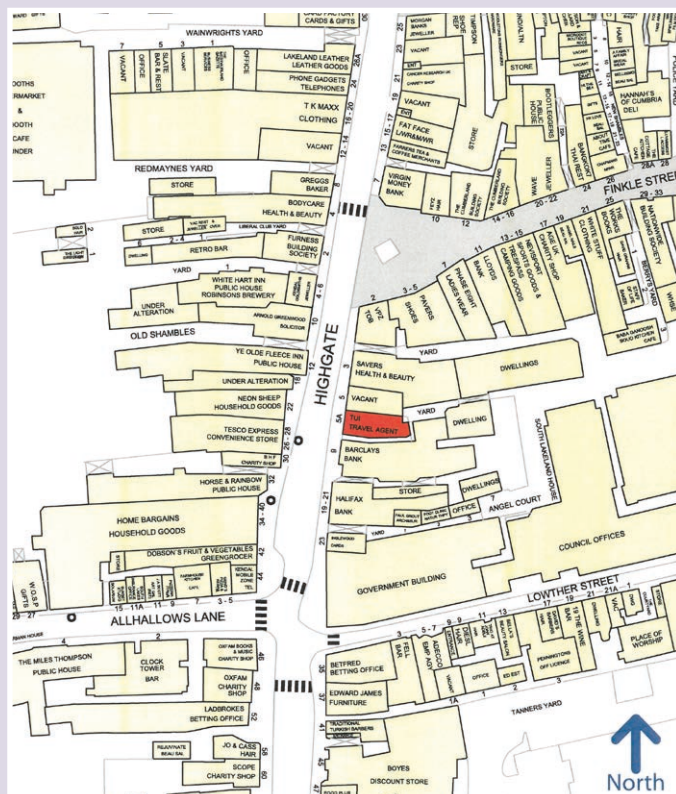
VIEWING

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

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Windermere

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