

TO LET / MAY SELL
Highly Prominent Corner Retail / Office / Leisure Premises

113 Stricklandgate
Kendal
Cumbria
LA9 4RF

**Edwin
Thompson**



- Prominent Retail / Office / Leisure Premises on the corner of Stricklandgate and Sandes Avenue in the popular market town of Kendal
- Attractive Return Shop Frontage
- Net Internal Area – 233.70m² (2,516 sq ft) over Ground and First Floor
- Sales Area – 113.49m² (1,222 sq ft)

Rental - £35,000 per annum exclusive.
Alternatively, the freehold may be available to purchase

Ref S1302

23 Church Street,
Windermere
Cumbria
LA23 1AQ

T: 015394 48811
F: 015394 48916
E: windermere@edwin-thompson.co.uk
W: edwinthompson.co.uk

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LOCATION

The property is located on the junction of Stricklandgate and Sandes Avenue in Kendal.

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).

Stricklandgate forms part of Kendal's main retailing centre and 113 Stricklandgate forms a corner position between the junction of Sandes Avenue and Stricklandgate making it a highly prominent unit. Occupiers in the immediate vicinity include Sports Direct, Kwik Fit, Premier Inn, Next, Boots and McDonalds.

Kendal has a lively town centre which benefits from local and regional demand 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 two-storey, self-contained prominent corner position retail unit incorporating an attractive ground floor timber framed shop façade with large window displays and pedestrian door at the corner of Stricklandgate and Sandes Avenue.

Internally, the accommodation is open plan and is arranged over two floors with services in situ to create high specification accommodation for specific occupier requirements.

The premises lends itself to a variety of retail uses, office or potentially leisure uses, subject to the required consents.



ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	118.52m ²	(1,276 sq ft)
First Floor	115.18m ²	(1,240 sq ft)
Total NIA	233.70m ²	(2,516 sq ft)

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 £35,000 per annum exclusive.

Alternatively, the freehold may be available to purchase. Further details on application.

RATEABLE VALUE

The property is to be re-assessed for business rates. Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 0845 0504434.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of C64 and a copy of the certificate is available upon request or to download from the Government's online EPC database.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

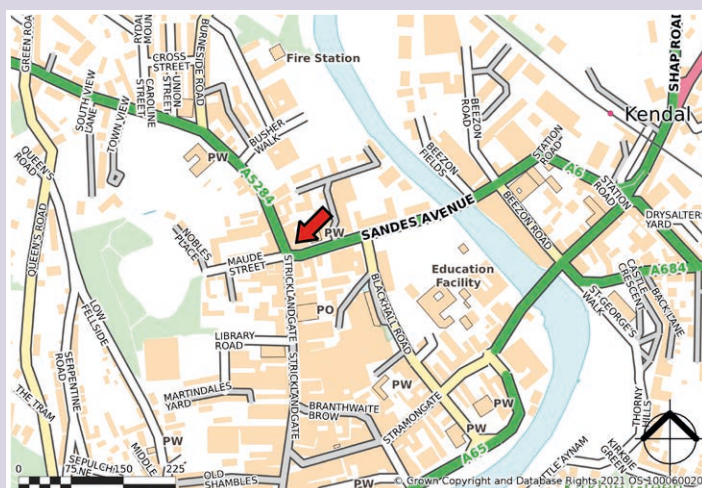
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

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

Joe Ellis – j.ellis@edwin-thompson.co.uk
Suzie Barron – s.barron@edwin-thompson.co.uk
Tel: 015394 48811
www.edwinthompson.co.uk

Or joint agent Cheetham Mortimer, contact:
Stephen Perrett – sperrett@cheetham-mortimer.com
Tel: 0161 828 8798



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