



Kendal

£7,800

114 -116 Kirkland
Kendal
Cumbria
LA9 5AP

FOR RENT - A highly, visible refurbished and modernised ground floor retail/office space, well finished in a contemporary style providing an enjoyable place in which to work with a kitchen and WC.

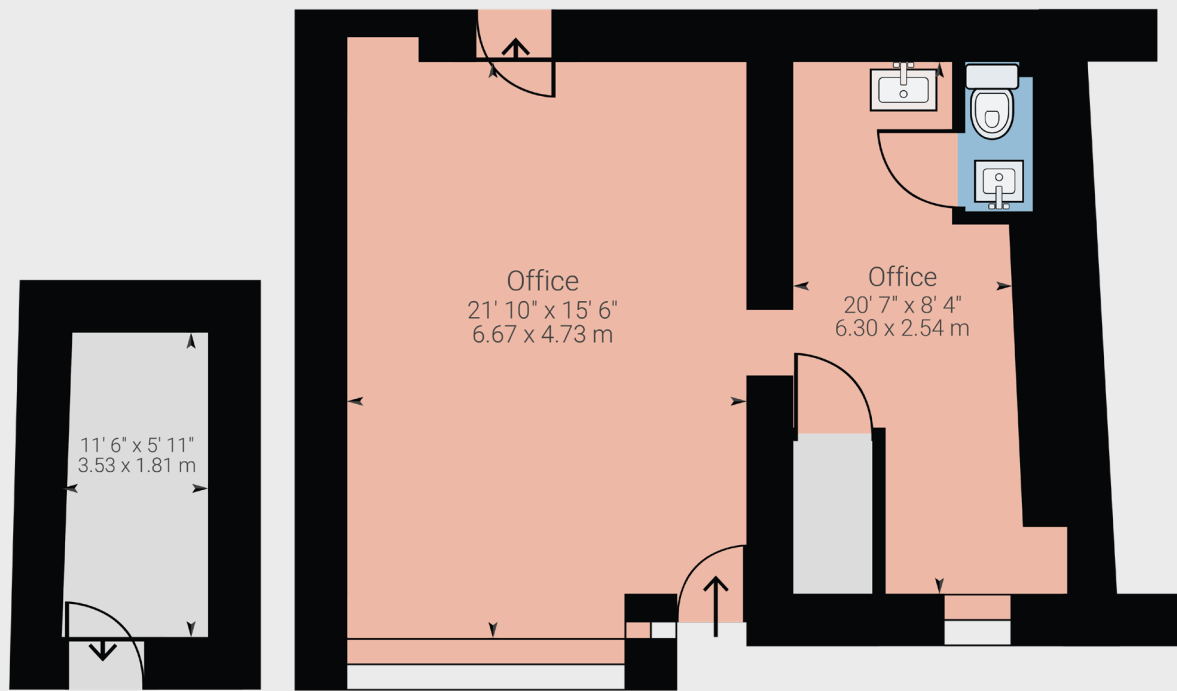
The property is attractively located to the south of the town centre, overlooking the River Kent opposite Netherfield Bridge with parking nearby close to the Parish Church.

Available on a new lease - flexible terms to be agreed with an initial rental of £7800 per annum.

Property Ref: K6422



Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Description & Location: A well known and highly visible shop/office thoughtfully and attractively refurbished, offering excellent ground floor space currently subdivided into two rooms, both well finished in a contemporary style with the larger of the two workspaces having an excellent display window and rear access to its own yard and outside store and the smaller room having a kitchenette and WC.

Situated to the south of the town centre the property can be found overlooking the river Kent opposite Netherfield Bridge.

An annual parking permit can be purchased from the Parish Church for the nearby car park.

Accommodation with approximate dimensions:

Ground Floor

Shop/Office

21' 10" x 15' 6" (6.65m x 4.72m) UPVC double glazed door to the front and rear. Double glazed window to the front, two electric radiators. Open to:

Office/Staff Room

20' 7" x 8' 4" (6.27m x 2.54m) double glazed window to the front, electric radiator and fitted desk unit and shelving. Store cupboard. Single drainer stainless steel sink unit.

Cloakroom

WC and wash hand basin, extractor fan.

Outside

Private enclosed walled courtyard with sensor lighting.

Useful Storeroom

11' 8" x 5' 10" (3.57m x 1.79m) with power and light.

Services: Mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - The Rateable Value for 2021/2022 is £4850.00 with the amount payable being £2420.15 - the commercial space qualifies for the benefit of small business rate relief, where currently no charge would be payable.

Tenure: Leasehold - Available on a new lease - flexible terms to be agreed with an initial rental of £7800 per annum.

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.