

Investment

Hyde Harrington



For Sale

Riverside Centre
Tanners Yard
Kendal
LA9 4ED

2,158 Sq Ft
200.48 Sq M

Key Features

- Well Let Investment
- Town Centre Location
- Period Property
- £275,000 for the Freehold Investment

Riverside Centre, Tanners Yard, Kendal , LA9 4ED

Description

The property is a former period warehouse located along one of Kendal's historic Yards that has since been repurposed to provide two largely self-contained office suites. The property is of traditional stone construction and forms part of a terrace of similarly aged property.

The accommodation is arranged over ground, first and second floors and is vertically split to provide two well proportioned offices suites with shared welfare facilities to the upper floor. Both office suites are currently let by way of recently renewed leases.

Location

The property is located along Tanners Yard, to the rear of Lowther Street and adjacent to Dowkers Lane pay and display car park in the market town of Kendal. The property is well located in the town with the main town centre amenities being within only a few minutes' walk.

Kendal has a resident population of approximately 28,500 and this figure swells significantly with incoming visitors to the town. Kendal is often referred to as The Gateway to the Lake District National Park that was awarded UNESCO World Heritage status in 2017.

Accommodation

	Sq Ft	Sq M
Ground floor	862	80.08
First floor	851	79.06
Second floor	445	41.34
Total	2158	200.48



Services

The property is connected with all mains services to include electricity, gas, water and drainage.

Business Rates

The property is assessed for business rates in parts as follows:

Ground Floor Left	RV £4400	RP £2160.40
First Floor Left & Second Floor	RV £5600	RP £2749.60
Ground & First Floors Right	RV £6600	RP £3240.60

Terms

The property is available on a freehold basis subject to the two existing leases and at a quoting price of £275,000.

The property is presently occupied by way of two concurrent leases and at a combined annual rent of £24,000pa. Details of the leases can be provided upon request.

EPC

Energy Performance Asset Rating: D

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

File Ref: 11243K Details prepared February 2021

Hyde Harrington

Viewing and further information:

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.