

Town Centre Office / Business Premises To Let

39 Stricklandgate
Kendal
Cumbria
LA9 4LR

Edwin
Thompson



- Self-contained office / business premises in the heart of Kendal town centre
- Net Internal Area – 108.7m² (1,170 sq ft)
- Nearby occupiers include Boots, Next and Bob & Berts

Rental - £8,500 per annum exclusive

Ref B1342

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LOCATION

The property is located on Stricklandgate which is the prime retailing area in the heart of Kendal town centre.

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 39 Stricklandgate occupies a central position behind Specsavers and Waterstones. Other nearby occupiers include Boots, Next and Bob & Berts. The Westmorland Shopping Centre is to the rear of the property and the car park has 700 secure spaces and immediately adjoins Kendal Bus Station on Blackhall Road.

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 two-storey, self-contained office / business premises which is accessed via an alleyway in between Waterstones and Specsavers in the heart of Kendal town centre.

Internally, the refurbished accommodation is arranged with ground and first floor open plan / cellular offices, a kitchen point and kitchen area on the first floor and WC's on the ground and first floor.

The offices are carpeted and have plastered painted walls, a mixture of fluorescent strip lighting and fluorescent strip cassette lighting, single glazed windows and perimeter trunking to the ground floor offices. The property is also alarmed.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	50.9m ²	(548 sq ft)
First Floor	57.8m ²	(622 sq ft)
Total NIA	108.7m ²	(1,170 sq ft)

SERVICES

The unit is connected to mains electricity, water and the mains drainage/sewage system. Heating is via wall mounted electric storage heaters.

PLANNING

The premises may be suitable for potential retail/light industrial Class E and suggest any interested parties should speak to the local Planning Department at South Lakeland District Council – Tel: 01539 733333.

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 £8,500 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £8,200 and therefore occupiers may benefit from small business rate relief subject to the qualifying criteria.

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

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

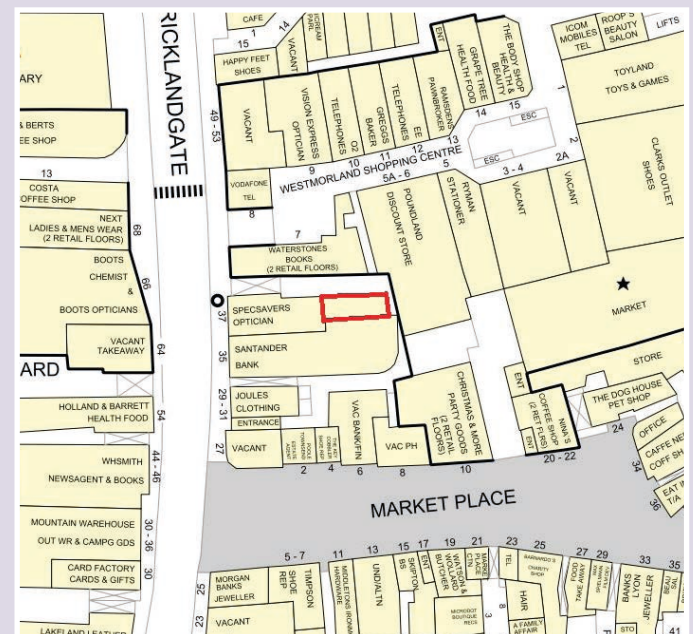
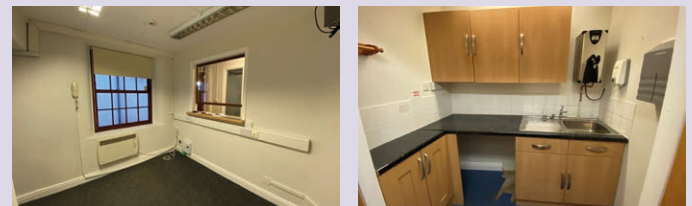
The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

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