

Prime Retail Premises To Let

5 Highgate
Kendal
Cumbria
LA9 4DA

Edwin
Thompson



- Prime retail unit in the heart of Kendal town centre
- Net Internal Area – 116.08m² (1,249 sq ft)
- Ground Floor Sales – 70.00m² (753 sq ft)

Rental - £22,000 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

Formerly operated and fitted out as a bakery, the ground floor has a traditional timber framed single glazed shop frontage with double pedestrian doors to one side. Internally, the accommodation has tile flooring, a mixture of tile and wipe-clean panel wall coverings, a suspended ceiling incorporating recessed and strip fluorescent lighting, a ceiling mounted cooling/heating cassette unit, door to the basement, a range of cooking, cool storage and display counter units with washing facilities to the rear.

There is an ancillary staff room, boiler/storage cupboard and staff WC.

The basement, which is reached from a staircase at the front of the shop, has solid concrete flooring that is carpeted in part, plaster boarded walls and ceiling, strip fluorescent lighting and wall mounted electric storage heaters.

The unit is to be stripped back to shell and will be provided as a 'white box' shop ready for fit-out.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	70.00m ²	(753 sq ft)
Basement	46.08m ²	(496 sq ft)
Total	116.08m ²	(1,249 sq ft)

Shop Width	4.83m	16 ft
Shop Depth	14.37m	47 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 £22,000 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £19,500 and is listed as a shop and premises with estimated rates payable for 2021/2022 of £9,730.50 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 E17.

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

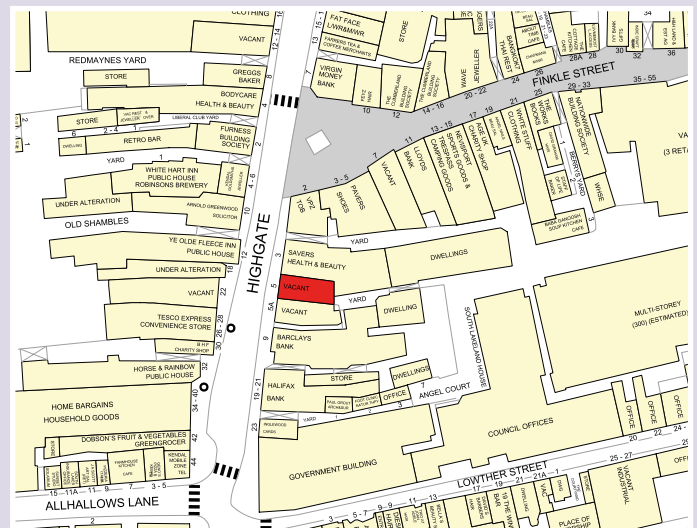
The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

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