

Retail

# Hyde Harrington



To Let

3 Highgate  
Kendal  
LA9 4EJ

2,764 Sq Ft  
256.78 Sq M

## Key Features

- Prime high street location
- Large open plan retail space
- Double glazed frontage
- £46,000 per annum plus VAT



## Description

This prime location retail unit offers largely open retail space to the ground floor. To the rear there are two small store areas and a managers office and wc facilities. To the first floor there are further wc facilities, a good sized kitchenette and a further storage room. The property has a large double glazed frontage on the Highgate, Kendal's main high street.

## Location

Occupying a prominent position on Kendal's main high street, with nearby occupiers including Tesco Express, TK Maxx, Halifax and Barclays. Kendal is situated on the edge of the Lake District and is a popular market town that also attracts tourists all year round. Kendal railway station is only a 10 minute walk from the property and J36 of the M6 is situated around 8 miles to the south.

## Accommodation

	Sq Ft	Sq M
Zone A	534	49.61
Zone B	552	51.28
Zone C	440	40.88
ITZA	1032	95.87
First Floor	344	31.96

## Services

We understand main water and electricity are laid on to the property.

## Terms

The property is available by way of a new lease for a terms of years to be agreed at an asking rent of £46,000 per annum plus VAT.

## EPC

Energy Performance Asset Rating: C

## 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.

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## Hyde Harrington

Viewing and further information:

Caroline Millar  
carolinemillar@hydeharrington.co.uk  
91/93 Stricklandgate  
Kendal  
LA9 4RA  
01539 740500

[www.hydeharrington.co.uk](http://www.hydeharrington.co.uk)

### 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.