

Prime retail unit to let on a new lease

**22 Highgate
Kendal
Cumbria
LA9 4SX**



**Prime location adjacent to Tesco Express and close to
Barclays, Greggs, Savers, British Heart Foundation, TK Maxx,
Virgin Money, Pavers and Bodycare**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.



Location

The property which is shown for identification purposes on the enclosed street traders plan is situated in a very prominent position immediately opposite Kendal Town Hall, and close to premises occupied by Tesco Express, Greggs, Savers, British Heart Foundation, TK Maxx, Virgin Money, Pavers and Bodycare. Highgate is close to Market Place, Finkle Street and the Westmorland Shopping Centre, but has the benefit of being a high street unit without significant service charge costs associated with shopping centres.

Description

The property comprises a substantial retail unit on the ground floor with the benefit of rear servicing and comprising clear retail space on the ground floor with ancillary accommodation at basement, first and second floors. There is staff welfare and wc facilities at first floor level. The property offers the following accommodation:-

Accommodation

Internal width	6.75m	
Shop depth	28.27m	
Built depth	30.27m	
Gross frontage	7.8 m	
Ground floor sales area	176.19 sq m	(1897 sq ft)
Ground floor store	5.5 sq m	(59 sq ft)
Ground floor Total NIA	181.69 sq m	(1956 sq ft)
First floor – ancillary	41.71 sq m	(449 sq ft)
Second floor – ancillary	56.14 sq m	(604 sq ft)
Basement - ancillary	57.4 sq m	(618 sq ft)
TOTAL NET INTERNAL AREA	336.94 sq m	(3627 sq ft)

Terms

The property is available to let on the basis of a new 10-year lease with rent review at year 5 on a full repairing and insuring basis.

Rent

A commencing rental of £45,000 per annum exclusive.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £34,750
UBR – 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

The property has an energy performance asset rating of 'E'.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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