

**Highly prominent public house and letting rooms to let
on a new lease**

**The Ring 'O Bells
37 Kirkland
Kendal
Cumbria
LA9 4AF**



**Attractive pub, letting rooms and living accommodation to let
on a new lease**

Kendal is an attractive market town situated on the edge of the Lake District National Park and known as the Gateway to the Lakes. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 20 miles north of Lancaster, 60 miles from Carlisle, 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 33 miles from Barrow in Furness.



Location

The property which is shown for identification purposes on the enclosed ordnance survey sheet extract offers an attractive location on Kirkland, on the southern approaches to Kendal town centre and immediately adjacent to Kendal Parish Church, Abbot Hall Art Gallery and attractive parkland running down to the River Kent. There is a substantial (pay and display) parish church car park immediately adjacent to the property which is a short distance from Kendal town centre.

Description

The property comprises a substantial public house with bar, snug, kitchen, lounge bar, various bedrooms previously used for letting purposes together with owner/managers accommodation. The property offers the following accommodation:-

Accommodation

Ground floor

Lounge bar	22 ft x 14 ft 10 inches
Public bar	19 ft 8 inches x 15 ft 2 inches
Snug	5 ft 9 inches x 10 ft 3 inches
Kitchen	11 ft 3 inches x 14 ft 3 inches
External store	5 ft x 11 ft 10 inches
Store	6 ft 6 inches x 11 ft 2 inches
Lounge	7 ft 8 inches x 15 ft 5 inches
Gents wc, stall, urinal and whb	
Ladies x2 wc and 1 whb	

Basement

Beer cellar

First floor

Bedroom 1	15 ft x 7 ft 9 inches
Bedroom 2	9 ft x 11 ft 7 inches
Bedroom 3	11 ft 1 inch x 13 ft 1 inch
Bedroom 4	9 ft 1 inch x 8 ft 7 inches
Bedroom 5	11 ft x 16 ft 2 inches

Owner/Manager Flat

Bedroom	12 ft 4 inches x 13 ft 9 inches
Kitchen	12 ft 6 inches x 9 ft 6 inches
Boiler Room	8 ft x 6 ft 9 inches
Bathroom with whb and bath	
Separate wc	

Second Floor

Bedroom	10 ft 6 inches x 15 ft 6 inches
Bathroom with bath, wc, whb and shower	

Planning

The subject property is listed being a Grade II listed building.

Terms

The property is available to let on the basis of a new 12-year lease subject to 3-yearly rent reviews on a full repairing and insuring basis. Further details available on request.

Rent

A commencing rental of £22,500 per annum exclusive (rental reduced from £25,000). Incoming incentives available.

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Rating Assessment

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

Rateable value £7,300
UBR – 49.9p (2020/2021)

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

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

There is separate Council Tax Banding for the owner's accommodation.

Energy Performance Certificate

To be provided (previously D94)

Legal Costs

Each party to be responsible for their own legal fees incurred in a sale or letting.

VAT

The property is registered for VAT and VAT will therefore be payable on rent and other payments under the terms of the lease.

Viewing

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

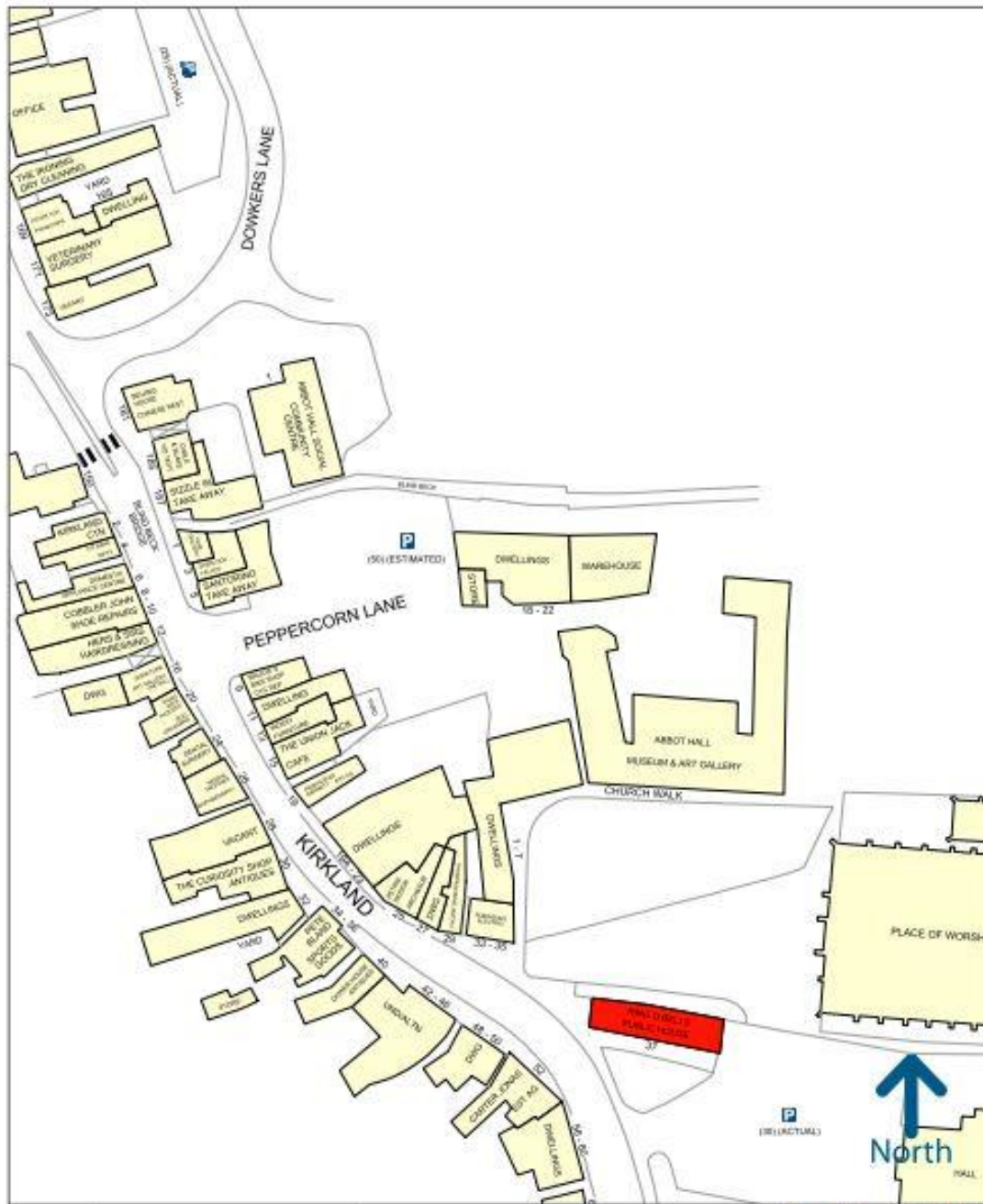
Anti-money laundering

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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Plan for identification purposes only

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