

**Retail/showroom/office/consulting premises
to let on a new sub-lease**

**Former Lloyds Pharmacy
Station House Surgery
Station Road
Kendal
Cumbria
LA9 6SA**



**Excellent opportunity adjacent to Kendal railway station,
Station House Surgery and Longpool (A6 north)**

Kendal is a strong market town situated on the edge of the Lake District and Yorkshire Dales national parks and is often referred to as the 'Gateway to the Lakes'. The town has a resident population of approximately 30,000 but draws on a much wider catchment incorporating surrounding towns and villages, and is the administrative centre and a dominant retail centre for the south Lakeland area. Kendal is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 34 miles from Barrow in Furness and 52 miles south of Carlisle. Significant local employers include Anord Mardix, Furmanite, South Lakeland District Council, Lakeland Limited and the agricultural, tourism and distribution industries.



Location

The property occupies a prominent location at Station Road/Longpool, just to the north of Kendal town centre and immediately adjacent to Station House Surgery and Kendal railway station. The property occupies an elevated position and close to the Kendal Hotel, David Hayton Peugeot, Kendal Porsche and immediately adjacent to the Station House Surgery car park.

Description

The property comprises a ground floor retail unit, but considered suitable for alternative uses including showroom, office, consulting rooms (subject to any consents being received). We understand that the property benefits from Class E planning consent, but we recommend prospective occupiers make their own enquiries of South Lakeland District Council. The property offers the following accommodation:-

Accommodation

Ground floor retail	82.24 sq m	(885 sq ft)
Ground floor storage/ancillary	10.62 sq m	(114 sq ft)
Total internal area	92.86 sq m	(999 sq ft)

The property benefits from various car parking spaces – further details are available on request.

Tenure

The property is currently held on the balance of a lease expiring on 1 December 2039 at a passing rental of £30,800 per annum, exclusive. However, our clients would be prepared to consider a new sub-lease of the property for a shorter term at a substantially lower rent.

Terms

Our clients would be prepared to grant a sub-lease for a term of 5 years, or longer subject to 5-yearly rent reviews on effectively a full repairing and insuring basis.

Rent

£15,000 per annum, exclusive.

Rating Assessment

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

Rateable value £14,250
UBR – 49.9p/51.2p (2021/2022)

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

Energy Performance Certificate

To be provided.

Legal Costs

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

Services

We understand that all mains services are available to the premises.

VAT

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

Viewing

Strictly by appointment through the joint agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings or Johnson Fellows (Chris Gaskell dealing).

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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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