

**Attractive retail/office accommodation
to let on a new lease**

**1 Wainwrights Yard
Kendal
Cumbria
LA9 4DP**



Prime town centre location adjacent to Booths supermarket, Crew Clothing, Pizza Express and close to Marks & Spencer, TK Maxx, Joules and a number of independent traders

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 edged red on the enclosed street traders plan occupies a prime location in Wainwrights Yard immediately opposite premises occupied by Crew Clothing and Pizza Express, and adjacent to the town's Booths supermarket and associated car parking. In addition to this, there are a number of strong independent retailers in and around Wainwrights Yard and in Woolpack Yard with direct access to Stricklandgate and Market Place.

Description

The property comprises a ground floor lock-up shop unit with shared wc and includes 1 No. car parking space in the Entry Lane car park (further spaces can be made available if required). In addition to the former Westmorland Gazette office, additional ground floor office space can be made available adjacent to the unit. Further details are available on request. We calculate the property offers the following accommodation:-

Accommodation

Internal width	5.78 m	
Shop depth	12.16m	
Ground floor sales area	69.9 sq m	(752 sq ft)
Shared wc		
1 No. Car parking space in Entry Lane included – further spaces can be made available if required		

NB: Additional ground floor office space of approx. 41.62 sq m (448 sq ft) could be made available if required

Terms

The property is available to let on the basis of a new lease on a full repairing and insuring basis. No Wainwrights Yard service charge is payable in respect of this unit.

Rent

A commencing rental of £15,000 per annum exclusive of rates and VAT.

Rating Assessment

Not currently separately assessed – to be assessed on the split of the property.

Energy Performance Certificate

To be provided.

Legal Costs

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

VAT

The building is registered for VAT and VAT is therefore payable on rent and any 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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