

**Well located hairdressing/beauty
salon/retail/office/showroom to let on a new lease**

**Unit 1
Berry's Yard
27 Finkle Street
Kendal
Cumbria
LA9 4AB**



**Well-located retail/office/salon premises – close to main car
park**

Kendal is a strong market town situated in south Cumbria, and known as 'the gateway to the Lakes', and has a resident population in excess of 25,000, plus a much wider catchment incorporating surrounding towns and villages. Kendal is the administrative centre for south Lakeland and the Lake District National Park Authority, and is situated approximately 22 miles north of Lancaster, 56 miles south of Carlisle, 8 miles from Windermere and 16 miles from Ambleside.



Location

The property which is shown for identification purposes on the enclosed street traders plan occupies a good location just off Finkle Street (Berry's Yard comprises the thoroughfare leading from Finkle Street to the South Lakeland House pay & display car park and New Road). There are signage opportunities at the Finkle Street end of the yard directing customers to the property.

Description

The property, which has for many years been in occupation as a hairdressing salon is ready for more-or-less immediate occupation comprising ground floor salon, upper-level salon/kitchen, office and ancillary accommodation. The property benefits from floor coverings throughout, painted plaster walls and recessed lighting. The property offers the following accommodation:-

Accommodation

Ground floor – Sales/Salon NIA	46.54 sq m	(501 sq ft)
Upper floor – salon	13.51 sq m	(145 sq ft)
Upper floor – salon	6.86 sq m	(74 sq ft)
Office	4.48 sq m	(48 sq ft)
Treatment Room	5.70 sq m	(61 sq ft)
Store	2.98 sq m	(32 sq ft)
Kitchen with single drainer stainless steel sink unit	2.71 sq m	(29 sq ft)
Separate wc – wc & whb		
TOTAL NET INTERNAL AREA	82.78 sq m	(891 sq ft)

Planning

We understand that the property has long-standing planning consent for hairdressing (sui generis use) but anticipate that change of use to Class E (retail/office or showroom) would be forthcoming subject to any planning application being made to South Lakeland District Council.

Terms

The property is available to let on the basis of a new 3-year lease or longer, subject to 3-yearly rent reviews. The lease is to be drawn on a full repairing and insuring basis with the tenant responsible for shop front and internal and external decoration.

Services

Mains water, mains drainage and mains electricity are connected to the property.

Rent

A commencing rental of £8,500 per annum exclusive of rates and utilities.

Rating Assessment

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

Rateable value £6,800
UBR – 49.9p (2022/2023)

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.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

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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), admin@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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Map data

For more information on our products and services:
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