

**PROMINENT ROADSIDE SHOP/OFFICE
TO LET ON A NEW LEASE**

66 Stramongate
Kendal
Cumbria
LA9 4BD



Kendal is an attractive market town situated in south Cumbria and known as the 'Gateway to the Lakes' and lying between the Lake District and Yorkshire Dales National parks. The town has a resident population of approximately 25,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the current administrative centre of South Lakeland, being the main administrative centre for the South Lakeland area. The town is approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 52 miles south of Carlisle and 23 miles north of Lancaster. The town is served by a railway station on the Windermere branch line, a short distance from the subject property, and linking to the London to Glasgow/Edinburgh west coast main line at Oxenholme, approximately 5 minutes away.



Location

The property which is shown for identification purposes on the enclosed street traders plan occupies a prominent position at the lower end of Stramongate, close to the junction with New Road, and opposite Sand Aire House, being close to the Bridge Mills office development. Nearby occupiers include independent traders and professional office occupiers. The property is opposite the Domino's Pizza restaurant and diagonally opposite the Daniel Grey Hairdressing salon.

Description

The subject property comprises a ground floor lock-up shop/office with large display window to Stramongate. There is a rear ancillary accommodation, and the property offers the following accommodation:-

Accommodation

Internal width	4.5m	(14 ft 9 inches)
Front sales area	16.72 sq m	(180 sq ft)
Rear sales area	10.78 sq m	(116 sq ft)
Total internal area	27.50 sq m	(296 sq ft)

Plus wc & whb and kitchen area with sink

Terms

The property is available to let on the basis of a new 3-year lease or longer subject to 3-yearly rent reviews on a full repairing and insuring basis (the Landlord insures the building and the tenant reimburses a pro rata cost of the insurance to the Landlord).

Rent

A commencing rental of £7,000 per annum exclusive

Rating Assessment

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

Rateable value £2,750
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.

Planning

The property has most recently been in use as a window showroom, and prior to that a hairdressing salon, and under current planning regulations, the property is likely to be suitable for retail, office, salon, or café with no further change of use required but we recommend prospective tenants contact the local planning authority at South Lakeland District Council on 01539 733 333.

Energy Performance Certificate

An energy performance certificate has been commissioned and will be provided.

Legal Costs

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

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.

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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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