

Good quality central office accommodation with car parking to let on a new lease

**48 Stramongate
Kendal
Cumbria
LA9 4BD**



Impressive listed building suitable for a range of uses

Kendal is an attractive market town situated in south Cumbria with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. Kendal is the administrative centre for South Lakeland and is situated approximately 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere, 22 miles north of Lancaster, 26 miles south of Penrith and 52 miles south of Carlisle. The town has the benefit of a mainline railway station at Oxenholme on the London to Glasgow/Edinburgh west coast mainline. In addition, there is a station at Kendal (a short distance from the subject property) which links to the west coast mainline and Windermere.



Location

The property occupies a prominent town centre location, in a roadside position, and within easy walking distance of the town centre. Other occupiers in the immediate vicinity include retail & restaurant (The AGA Shop, Daniel Gray Hair Salon, Masons Arms, the Herdy Shop and Domino's), professional and office occupiers (Stramongate House, Handelsbanken, Armstrong Watson and solicitors within Bridge Mills) and consulting uses such as medical, dental and healthcare.

Description

The subject property comprises an impressive town centre Georgian building arranged over ground, first and second floors with the benefit of on-site car parking to the rear. The property has most recently been used as office accommodation but would also be suitable for alternative uses such as consulting rooms, showroom or other uses (subject to any consents being received). Access to the car park is via a shared archway and the property offers the following accommodation:-

Accommodation

Ground floor office	118.7 sq m	(1,278 sq ft)
First floor office	97.1 sq m	(1,045 sq ft)
Second floor ancillary	31.82 sq m	(342 sq ft)
Total net internal area	247.6 sq m	(2,665 sq ft)

Outside – 10 N° car parking spaces in the yard to the rear.

Terms

The property is available to let on the basis of a new full repairing and insuring lease qualified by reference to a photographic schedule of condition for a term of 9 years subject to 3-yearly rent reviews. Our clients may be prepared to consider other lease terms and further information is available on request.

Rent

A commencing rental of £25,000 per annum exclusive of rates.

Rating Assessment

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

Rateable value £22,500
UBR – 49.9p (2022/2023)

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

Energy Performance Certificate

The property is a Grade II listed building, so EPC not required.

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), kendal@peill.com for viewings.

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