

ATTRACTIVE TOWN CENTRE RETAIL/OFFICE PREMISES TO LET ON A NEW LEASE

11a Allhallows Lane
Kendal
Cumbria
LA9 4JH



Suitable for alternative uses such as salon, hairdresser

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 is close to the junction of Allhallows Lane with Highgate in Kendal town centre, and benefits from a high visual profile to passing traffic. Occupiers in the immediate vicinity include Kendal Town Hall, Tesco Express, Home Bargains, JD Wetherspoon and a number of local traders along Allhallows Lane.

Description

The property comprises an attractive refurbished unit most recently in occupation as a retail outlet selling glasses but suitable for office, showroom or other uses within Class E, or potentially beauty salon, hairdresser etc (subject to any consents being received). The property is arranged over ground, first and second floors and offers the following accommodation:-

Accommodation

Ground floor NIA	27.1 sq m	(292 sq ft)
First floor - NIA	13.7 sq m	(148 sq ft)
Second floor = NIA	22.2 sq m	(239 sq ft)
Total internal area	63 sq m	(678 sq ft)

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 qualified by reference to a photographic schedule of condition. The tenant will be responsible for internal and external decoration and for maintenance to the shop front.

Rent

A commencing rental of £7,500 per annum exclusive.

Rating Assessment

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

Rateable value £6,300
UBR – 49.9p (2023/2024)

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

The property has an energy performance asset rating of 'E-111'

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 and Claire Bailey 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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