

**HIGHLY PROMINENT RETAIL UNIT TO LET ON A NEW LEASE**

42 Highgate  
Kendal  
Cumbria  
LA9 4SX



**Prominent position adjacent to town hall traffic lights and close to Home Bargains, Barclays, Greggs, Betfred, Oxfam, Tesco Express and a range 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 Westmorland & Furness 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 on the enclosed street traders plan is situated in the highly prominent location immediately adjacent to Home Bargains and close to a range of national and independent traders. The property has a particularly good visual identity to passing traffic, being close to the traffic lights of Highgate and Lowther St/Allhallows Lane.

### Description

The property comprises a ground floor lock-up shop with ancillary storage accommodation and is available to let on a new lease. There is a side passage leading to a rear covered yard area. The property offers the following accommodation:-

### Accommodation

Ground floor – internal width	3.2 m	(10' 6")
Ground floor – sales area	18.79 sq m	(203 sq ft)
Ground floor – ancillary inc covered yard	29.98 sq m	(323 sq ft)
First floor – ancillary	18.38 sq m	(199 sq ft)
<b>TOTAL NET INTERNAL AREA</b>	<b>67.15 sq m</b>	<b>725 sq ft</b>

There is a kitchen & wc at first floor level

### Terms

The property is available to let on the basis of a new six-year lease with rent review at year three on effectively full repairing and insuring terms dealt with by way of a service charge.

### Rent

A commencing rental of £12,500 per annum exclusive.

### Rating Assessment

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

Rateable value £8,000 – from 1 April 2023  
UBR – 49.9p (2022/2023)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

**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-110'.

### Legal Costs

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

### VAT

The subject property is to be registered for VAT.

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

### 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.



#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

