

**ATTRACTIVE AND PROMINENT TOWN CENTRE
RETAIL PREMISES
TO LET ON A NEW LEASE**

**Ground Floor, 36 Finkle Street
Kendal
Cumbria
LA9 4AB**



Attractive double-fronted shop opposite 'Spinning Jennies'

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 the Lake District National Park Authority and has a broad employment base which has helped to maintain unemployment levels well below the national average.



Location

The property is shown for identification purposes on the enclosed street traders plan and is situated in the centre of Kendal close to the junction of Finkle Street with Branthwaite Brow, which links Finkle Street with the Market Place. The surrounding occupiers are predominantly good-quality independent traders such as Jules B, Lakeland Artisan, and also national occupiers such as White Stuff, Nationwide, Subway and a range of cafes, restaurants and eateries.

Description

The property comprises an attractive double-fronted shop with ancillary accommodation to the rear. The upper floors are to be converted to self-contained accommodation. The property has most recently been used as an estate agency and land agency office and therefore benefits from Class A2 (revised to Class E) meaning the property would be suitable for retail, office or café/tearoom. The property offers the following accommodation:-

Accommodation

The property offers the following accommodation:-

Ground floor – internal width	7.59 m	
Shop depth	7.09 m	
Ground floor sales area	57.8 sq m	(623 sq ft)
Ground floor ancillary	11.3 sq m	(121 sq ft)
Total Ground floor area	69.1 sq m	(744 sq ft)

Terms

The property is available to let on the basis of a new 5-year lease or longer subject to 5-yearly rent reviews on a full repairing and insuring basis.

Rent

A commencing rental of £14,000 per annum exclusive.

Rating Assessment

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

Rateable value £17,000
UBR – 49.9p (2023/2024)

NB This assessment will be split on dividing of the property – we anticipate the shop will benefit from small business rate relief.

Energy Performance Certificate

The property has an energy performance asset rating of '59 - C '

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.

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

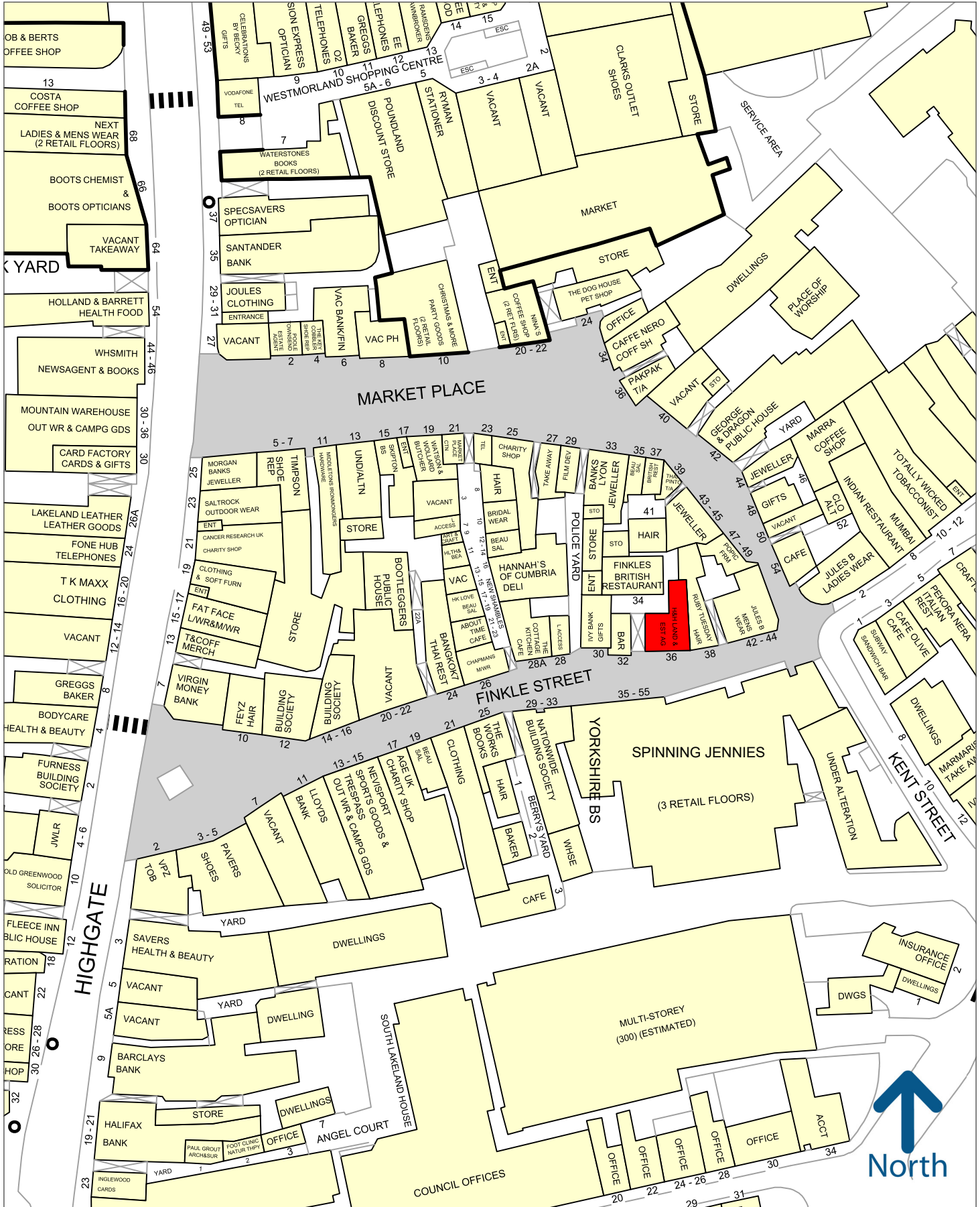
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50 metres

Experian Goad Plan Created: 26/05/2023
Created By: Peill and Company



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