

## Attractive Double-fronted Shop to Let on New Lease

26-28 Finkle Street  
Kendal  
Cumbria  
LA9 4AB



### Excellent location opposite White Stuff & Spinning Jennies development

Kendal is an attractive market town situated in South Cumbria on the fringe of the Lake District National Park and known as the Gateway to the Lakes. The town which has a resident population of approximately 40,000 draws on a much wider catchment incorporating surrounding towns and villages. Kendal is a popular market town and tourist destination throughout the year.



### Location

The property, which is shown for identification purposes edged red on the enclosed ordinance survey sheet extract is situated in an excellent trading location close to multiples such as White Stuff, Yorkshire Building Society Agency, Nevis Sport and Nationwide Building Society but also close to a number of strong independent traders. The former Beales Department Store opposite is being redeveloped into "Spinning Jennies" a speciality retail outlet.

### Description

The property comprises a shop arranged over ground and first floor sales with wc facilities at first floor level.

### Accommodation

Ground floor		
Sales area	28.1 sq m	(303 sq ft)
First Floor Sales	26.2 sq m	(282 sq ft)
First Floor Kitchen	2.8 sq m	(30 sq ft)
<b>Total Net Internal Area</b>	<b>57.1 sq m</b>	<b>(615 sq ft)</b>

### Terms

The property is available to let by way of a new 3-year internal repairing and insuring lease or longer subject to 3 yearly rent reviews.

### Rent

A commencing rental of £15,000 per annum exclusive of rates payable monthly in advance. The landlord will require a quarter's rent deposit, returnable on vacation of the property.

### Rating Assessment

The property has been assessed as follows: -

Rateable value - £9,200  
UBR – 49.1p (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 an 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 '41-B'.

### Legal Costs

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

### VAT

The property is not registered for VAT at present.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams) admin@peill.com for viewings.

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50 metres

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Created By: Peill and Company

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