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# Peil & Co 01539 888 000

### Newly refurbished shop/office to let on a new lease

66 Stramongate Kendal Cumbria LA9 4BD



Prominent roadside location close to new Domino's Pizza

Kendal is an attractive market town known as the 'Gateway to the Lakes' situated in south Cumbria and between the Lake District and Yorkshire Dales National Parks. The town has a resident population of approximately 40,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre for South Lakeland. The town is the main service centre for south Lakeland and is situated approximately 8 miles from access to the M6 motorway at Junction 36, 8 miles from Windermere, 52 miles south of Carlisle and 23 miles north of Lancaster.

Chartered Surveyors, Commercial Property and Development Consultants, Chartered Valuation Surveyors, Building Surveyors Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.



#### Location

The subject property is situated in a prominent roadside position close to the Bridge Mill offices, Sand Aire House, Stramongate offices and a short walk from the main retail centre of Kendal. The property is directly opposite Daniel Gray hairdressers and a short distance from a Domino's Pizza restaurant.

#### **Description**

The subject property comprises a recently refurbished shop/office with front sales/office and rear ancillary accommodation. The property offers the following accommodation:-

#### Accommodation

Internal width	4.5 m	14'9"
Front sales area	16.72 sq m	180 sq ft
Rear sales area	10.78 sq m	116 sq ft
Total internal area	27.50 sq m	296 sq ft
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Plus wc and whb and also kitchen area with sink.

#### 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 (landlord to insure the building and tenant to reimburse).

#### Rent

A commencing rental of £6,850 per annum exclusive.

#### **Rating Assessment**

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

Rateable value £2,750 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 '90-D'

#### 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.

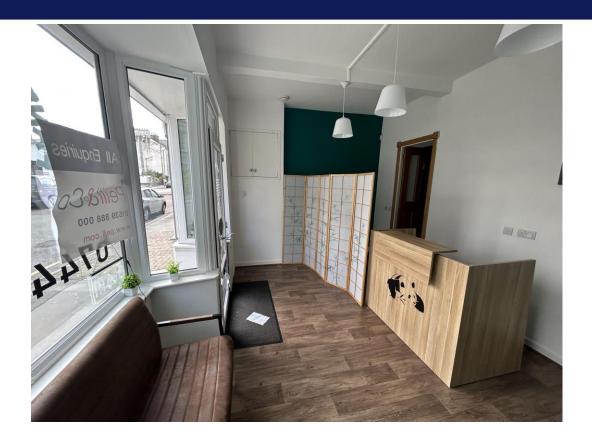
#### **Anti-money laundering**

In accordance with 2023 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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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.







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