

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.



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

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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