

Warehouse/Trade Counter to let on a new lease

**Unit 9 Fell View Trading Estate
Shap Road
Kendal
Cumbria
LA9 6NZ**



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 the surrounding towns and villages.



Location

The available property is situated on Fell View Trading Estate which is on the Shap Road industrial estate to the north of Kendal town centre, and the main trading / industrial estate for the town. Other occupiers on the estate include Kentdale Jaguar/Land Rover, Lakeland Distribution Centre, Kendal Autobody, Farrers, and a range of local warehouse/trade counter occupiers.

Description

The property comprises a single story warehouse/trade counter unit with concertina door to a height of approximately 3.0 metres, door width of 3.0 metres, internal eaves height of approximately 4 metres and a small office/reception area to the front; there is a wc to the rear, and on site car parking is available immediately in front of the premises, together with shared estate parking immediately opposite.

Accommodation

The property offers the following accommodation:-

Ground floor – gross internal area	116.03 sq m	(1249 sq ft)
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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.

Rent

A commencing rental of £11,250 per annum exclusive

Rating Assessment

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

Rateable value £8,100
UBR – 49.9p (2024/2025)

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 'C68'.

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore chargeable on the rent and other items under the terms of the lease.

Service Charge

There is an estate service charge payable in respect of common parts of the estate and further details are available on request.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams or Ben 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

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