

Attractive specialist retail unit in historic location to let

9 New Shambles
Kendal
Cumbria
LA9 4TS



Attractive specialist shopping arcade with independent specialist retailers

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 subject property which is shown for identification purposes on the enclosed street traders plan is situated in the centre of Kendal within the New Shambles shopping parade which links Market Place with Finkle Street. New Shambles comprises predominantly independent specialist retailers including butcher, gift shop, coffee shop, bridal wear, hairdresser and with other occupiers in the immediate vicinity including White Stuff, Banks Lyon Jewellers, Caffe Nero, Nationwide Building Society and Jules B.

Description

The property comprises a ground floor lock-up shop with shared wc facilities and offers the following accommodation:-

Accommodation

Ground floor Net Internal Area	20.3 sq m	(218 sq ft)
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Terms

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

Rent

A commencing rental of £3,500 per annum exclusive

Rating Assessment

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

Shop & Premises
Rateable value £2,950
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

Not applicable – the property is a listed building.

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 currently registered for 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

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.