

Excellent opportunity to purchase a retail/business unit

82 Stramongate
Kendal
Cumbria
LA9 4BD



**Prominent roadside location close to Bridge Mills & Riverside
Hotel**

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 immediately adjacent to the entrance to Bridge Mills, and offers a prominent frontage to Stramongate, part of the town's main one-way system.

Description

The subject property comprises a recently refurbished ground floor shop/office with front sales/office and rear ancillary accommodation, kitchen and WC. The unit is fitted out ready for immediate occupation, and is ideal for owner-occupation or small investor wishing to let out the property and derive an income and is likely to be suitable for a small pension fund/SIPP purchase. The property offers the following accommodation:-

Accommodation

Internal width	9.25 m	30'4"
Total sales area	110.1 sq m	1,186 sq ft
Total internal area	110.10 sq m	1,186 sq ft

Plus wc and whb and also kitchen area with sink.

Terms

The property is available for sale with vacant possession on the balance of a 999 year lease. There is a service charge contribution to the main structure of the buildings at 82-86 Stramongate, comprising shops & flats, and an annual ground rent. Further details are available on request.

Price

£125,000 for the long-leasehold interest with vacant possession.

Rating Assessment

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

Rateable value £11,750
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 '42-B'

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

The property is registered for VAT so VAT will be payable on any purchase price.

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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