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Peill & Co

01539 888 000

**FOR SALE BY AUCTION 19/03/25**  
**EXCELLENT OPPORTUNITY TO PURCHASE A**  
**RETAIL/BUSINESS UNIT AT AUCTION**  
**VIA <https://auctions.thecpn.co.uk/lot/details/142023>**

82 Stramongate  
Kendal  
Cumbria  
LA9 4BD



Prominent roadside location close to Bridge Mills & Riverside  
Hotel

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.



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
<b>Total internal area</b>	<b>110.10 sq m</b>	<b>1,186 sq ft</b>

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.

### Auction

The property is to be offered for sale via online auction on 19<sup>th</sup> March 2025. These particulars must be read in conjunction with the auction legal packet which is available online at <https://auctions.thecpn.co.uk/lot/details/142023>

### Price

Opening offers of £65,000 with a guide price of £70,000 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.

#### 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.

### 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



