

Offices for Let with 2 Parking Spaces

**Unit 3 Angel Yard
21 Highgate
Kendal
Cumbria
LA9 4DA**



Central location, with the benefit of car parking

Kendal is an attractive market town situated in South Cumbria with a resident population of approximately 25,000 but which draws on a much wider catchment incorporating surrounding towns and villages. The town is approximately 8 miles from access to the M6 motorway at Junction 36, 8 miles from Windermere and benefits from a main line railway station on the London to Glasgow/Edinburgh west coast railway line at Oxenholme.



Location

The premises are situated in a town centre location just off Highgate, one of the main shopping thoroughfares. The offices are adjacent to the headquarters of Westmorland & Furness Council and the property is therefore a short distance from retail, office, banking, restaurants etc.

Accommodation

The property comprises a two-storey office building with the significant benefit of 2 car parking spaces. The property is arranged on a Ground and First floors and has until recently been occupied as offices but would also be suitable as consulting rooms or similar, subject to any consent being received.

Ground Floor

Office	27.38 sq m	294 sq ft
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First Floor

Office	20.46 sq m	220 sq ft
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Kitchen, W/C	3.52 sq m	38 sq ft
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Total	51.36 sq m	552 sq ft
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Terms

The property is available to let on the basis of a new 6-year full repairing and insuring lease or longer, subject to 3-yearly upward only rent reviews.

Rent

A commencing rental of £7,500 per annum, exclusive

Price

£100,000 for the freehold with vacant possession.

Planning

It is considered that the property could be suitable for conversion to residential use under permitted development rights; potentially interested parties are recommended to contact the local planning authority, Westmorland & Furness Council – 01539 733333 or www.westmorlandandfurness.gov.uk

Rating Assessment

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

Rateable value £4,000 (2024/25)

UBR – 49.9p

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 '68 – C'

Legal Costs

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

VAT

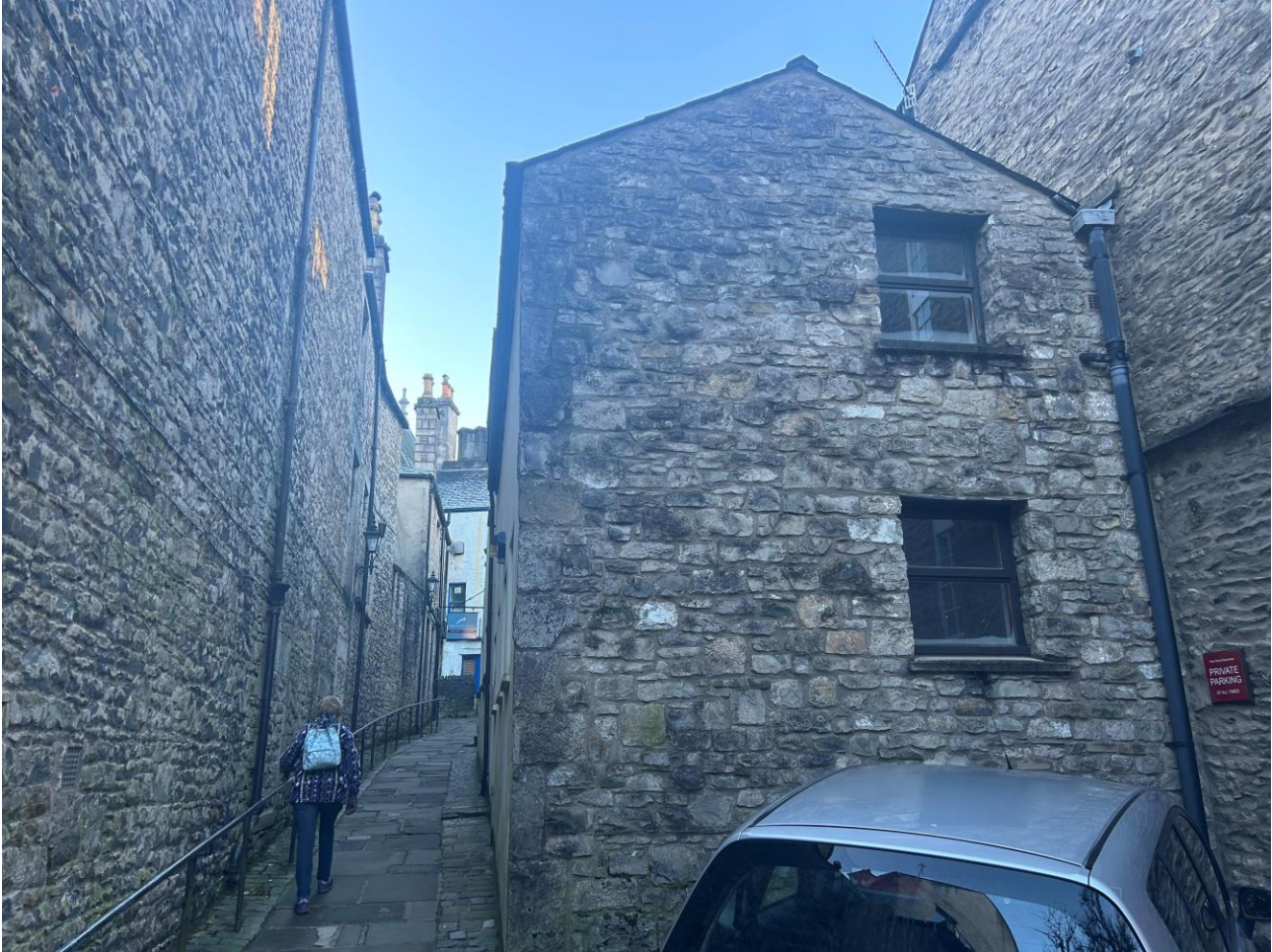
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

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Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams dealing), admin@peill.com for viewings.



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