

Highly Prominent Offices Available on a New Lease

52 Kirkland
Kendal
Cumbria
LA9 5AP



Well located offices for sale freehold

Kendal is an attractive market town situated on the edge of the Lake District National Park and known as the Gateway to the Lakes. The town, which has a resident population of approximately 30,000, draws on a much wider catchment incorporating surrounding towns and villages. Kendal is approximately 20 miles north of Lancaster, 60 miles from Carlisle, 8 miles from access to the M6 motorway at junction 36, 8 miles from Windermere and 33 miles from Barrow in Furness.

Location



The property which is shown for identification purposes on the enclosed Ordnance Survey sheet extract offers an attractive location on Kirkland, on the southern approaches to Kendal town centre and adjacent to Kendal Parish Church, Abbot Hall Art Gallery and attractive parkland running down to the River Kent. There is a substantial (pay and display) parish church car park adjacent to the property which is a short distance from Kendal town centre.

Description

The property comprises a lobby area with access to ground floor offices, meeting room and basement. With first and second floor offices, that are made up of open plan and private offices. The building would lend itself to residential conversion, either as a single dwelling or potentially a house and 2x flats subject to any planning consents being received.

Accommodation

Ground floor	50.8 sq m (547sq ft)
Basement	13.5 sq m (145 sq ft)
First floor	59.2 sq m (637 sq ft)
Second Floor	61.9 sq m (666 sq ft)
Total	185.4 sq m (1,999 sq ft)

Planning

The subject property is listed being a Grade II listed building.

Rent

A commencing rental of £18,000 per annum exclusive.

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 (landlord to insure the building and tenant to reimburse

Rating Assessment

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

Rateable value £13,500
UBR – 49.9p (2024/2025)

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

93-D

Legal Costs

Each party to be responsible for their own legal fees incurred in a sale or letting.

VAT

The property is not registered for VAT.

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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.

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.



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