



To Let

22, Highgate,
Kendal, Cumbria ,
LA9 4SX

3,627 Sq Ft | 336.95 Sq M
£37,500 per annum exclusive

- Prime Retail Premises
- Character Frontage
- Total NIA 3627 sq ft
- £37,500 pa plus VAT



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Description

This highly prominent building with character frontage offers an excellent trading location. With large ground floor open plan sales area together with first and second floor ancillary space. The property also has the added benefit of a useful basement. The frontage to the property is glazed with aspect onto Highgate, staff WC and kitchenette facilities are located to the first floor.

Location

Situated in the heart of Kendal's town centre in a highly prominent location and opposite Kendal's Town Hall. Highgate is one of Kendal's primary shopping streets. Other nearly occupiers include Home Bargains, TK Maxx, Barclays and directly next door, Tesco Express. Kendal is a highly popular market town and also known as the gateway to the Lakes. The town has a resident population of around 29,000 inhabitants.

Accommodation

Area	SO FT	
Ground Floor	1,956	
First Floor	449	
Second Floor	618	
Basement	618	
Total	3,627	

Business Rates

The property has a rateable value of £32750, rates payable for 2024/25 will be in the region of £16,342. Own enquiries should be made with the local authority.

Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Services

We understand main water, and electricity are laid on to the property.

EPC

Energy Performance Asset Rating: E

Terms

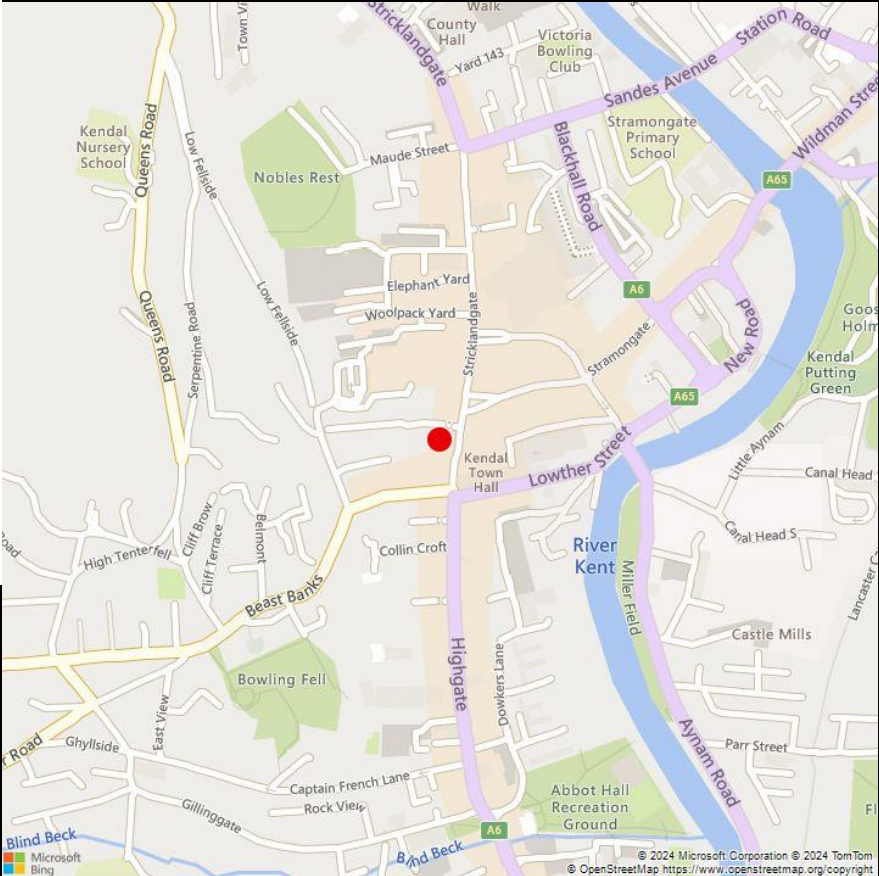
Available for a term of years to be agreed on full repairing terms with rent reviews on a 5 yearly basis.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

Caroline Hayton

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IMPORTANT NOTICE

- Whilst every care has been taken in the preparation of these particulars, all interested parties should note:
1. The description and photographs are for guidance only and are not a complete representation of the property.
 2. Plans are not to scale, are for guidance only and do not form part of any contract.
 3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
 4. No survey of any part of the property has been carried out by the vendor or DM Hall.
 5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
 6. Only those items referred to in the text of the particulars are included.
 7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

DM HALL

CHARTERED SURVEYORS



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