



To Let

Unit 9 Blackhall
Yard, Blackhall Yard,
Kendal, Cumbria,
LA9 4LU

597 Sq Ft | 55.46 Sq M

£9,000 Per annum plus VAT and
service Charge

- Prominent position
- Space over two floors
- Available now
- £9,000pa plus VAT and Service Charge



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Description

Situated in a prominent corner position this a a two story traditional retail unit in one of Kendal's established retail yards. The property is a self contained retail shop with return doubled glazed frontage on to a pleasant yard. The accommodation is arranged over ground and first floor.

To the ground floor there is good sized open plan retail space. To the first floor there is further retail/ancillary space together with wc facilities.

Location

The property is situated towards the head of Blackhall Yard, fronting onto a pleasant courtyard, adjacent to one of the main entrances into The Westmorland Shopping Centre. To the immediate east of the property is the town's main multi-storey car park.

Accommodation

Area	SQ FT	SQ M
Ground floor	310	28.8
First floor	286	26.57
Total	597	55.46

Services

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

EPC

Energy Performance Asset Rating: D

Terms

The property is available to let on a new lease for a term of year to be agreed at an asking rent of £9,000 per annum plus VAT and service charge.

Business Rates

Any ingoing tenant is like to receive small business rate relief.

Money Laundering

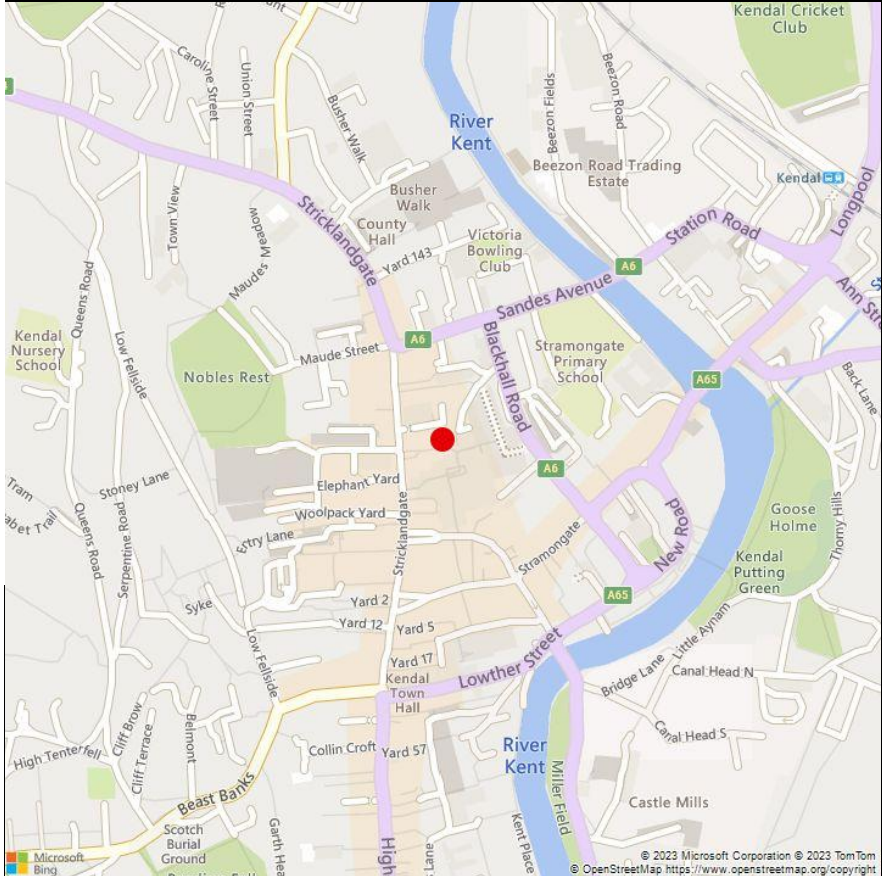
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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

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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.

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CHARTERED SURVEYORS



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