



To Let

21, Stricklandgate,
Kendal, Cumbria ,
LA9 4LY

2,555 Sq Ft | 237.36 Sq M

£27,500 per annum exclusive

- Prime location
- Fully glazed frontage
 - Over 4 floors
 - Retail to ground
- Large Office to first
 - Ancillary storage to second floor
 - Dry Basement
- £27500 per annum - No Vat



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Description

A rare opportunity to lease a prime location retail unit on Kendal's main high street. The retail unit offers a fully glazed frontage onto Stricklandgate with good sized retail space within. The space is arranged over 4 floors, with the main ground floor retail area offering fully open plan space. To the first floor there is large office with kitchenette and we facilities, stairs lead up to the second floor with offer further ancillary storage. There is also a useful large dry basement. The property provides WC facilities and has the added benefit of a useful basement area for storage.

Location

Situated on Stricklandgate, Kendal's main high street, the property is in a prominent location, directly opposite TKMaxx and next door to Saltrock and The Edinburgh Woollen Mill. Other retailers in the immediate vicinity include, Fat Face, Farrers Coffee and Mountain Warehouse. Kendal is a popular year round tourist destination.

Accommodation

Area	SO FT	SO M
Ground Floor	551	51.19
First Floor	692	64.29
Second Floor	620	57.6
Basement	620	57.6
Total	2,555	237.36

Services

We understand there to be all mains services laid on to the property.

EPC

Energy Performance Asset Rating: D

Business Rates

The property is assessed as having a rateable value of £23,000 in the current ratings list.

Terms

The property is available by way of a new full repairing and insuring lease at a rent of £27,500 per annum - the property is not elected for VAT

Money Laundering

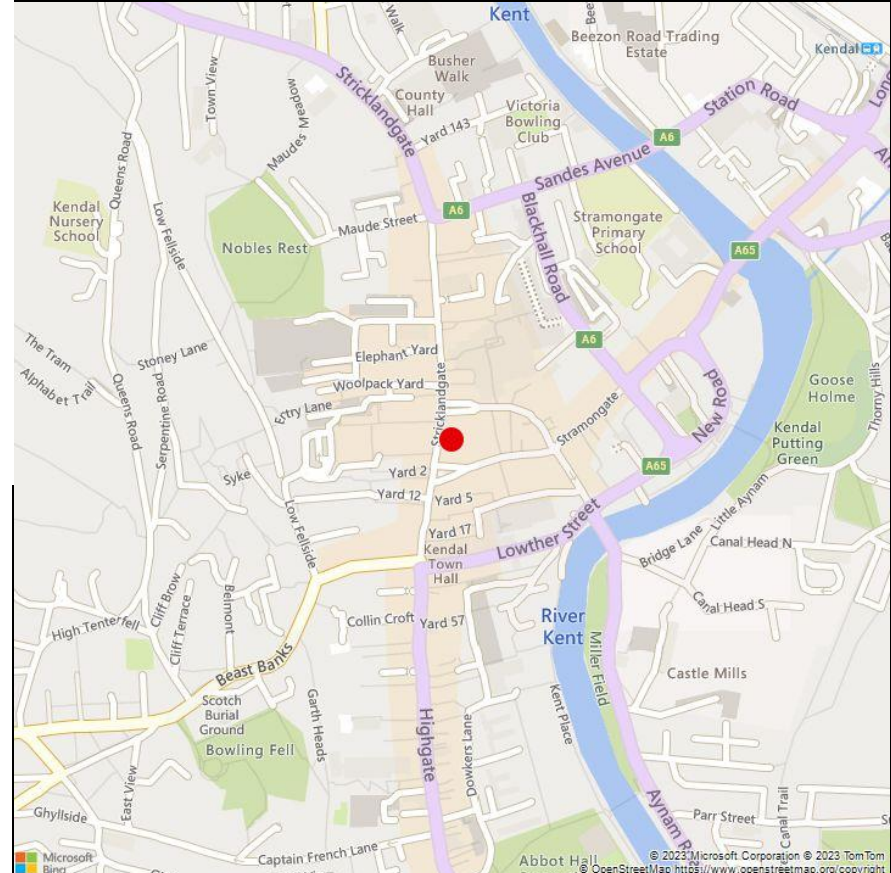
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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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