



For Sale/To Let

124 Stricklandgate,
Kendal, Cumbria,
LA9 4QA

1,557 Sq Ft | 144.65 Sq M

£18,900 per annum to Let

£249,950 for the Freehold

- Rare Unique Property
- Very Prominent Position
- Retail/Cafe/Restaurant with One Bedroomed Living Accommodation
- £249,950 for the freehold
- £18,900 per annum to let



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Description

A fabulous three-storey stone-built property situated in a prominent corner position on Stricklandgate. Currently configured for restaurant use and most recently used as the same. The property offers open plan space with a bar area to the front. To the rear there is a large catering kitchen. Stairs lead from the ground floor to customer toilets, office and two good-sized store rooms. Further stairs lead to the living accommodation which offers: living room, one bedroom, bathroom and kitchenette. The property would lend itself to a range of uses including cafe/restaurant/wine bar and offers the purchaser opportunities to configure to suit there requirements. The property benefits from a return-glazed frontage onto Maude Street and Stricklandgate and has wonderful views over the town from the upper floors.

Location

Located in a highly prominent location on Stricklandgate, where the corner of Stricklandgate meets Sandes Avenue in Kendal. Stricklandgate is a mixed use area, offering retail, food uses and professional office uses, neighbouring occupiers include, Lake District Estates, Thomson Hayton Winkley Solicitors/Estate Agents, Pedros Casa and a number of independent hair salons. Kendal has a resident population of around 30,000 but also has the benefit of being the Gateway to the Lakes and therefore being a year round tourist destination.

Accommodation

Area	SQ FT	SQ M
GIA	1,557	144.65
Total	1,557	144.65

Services

All mains services are connected to the property.

Terms

The property is available to purchase with vacant possession at an asking price of £249,950 or to let at £18,900 per annum.

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.

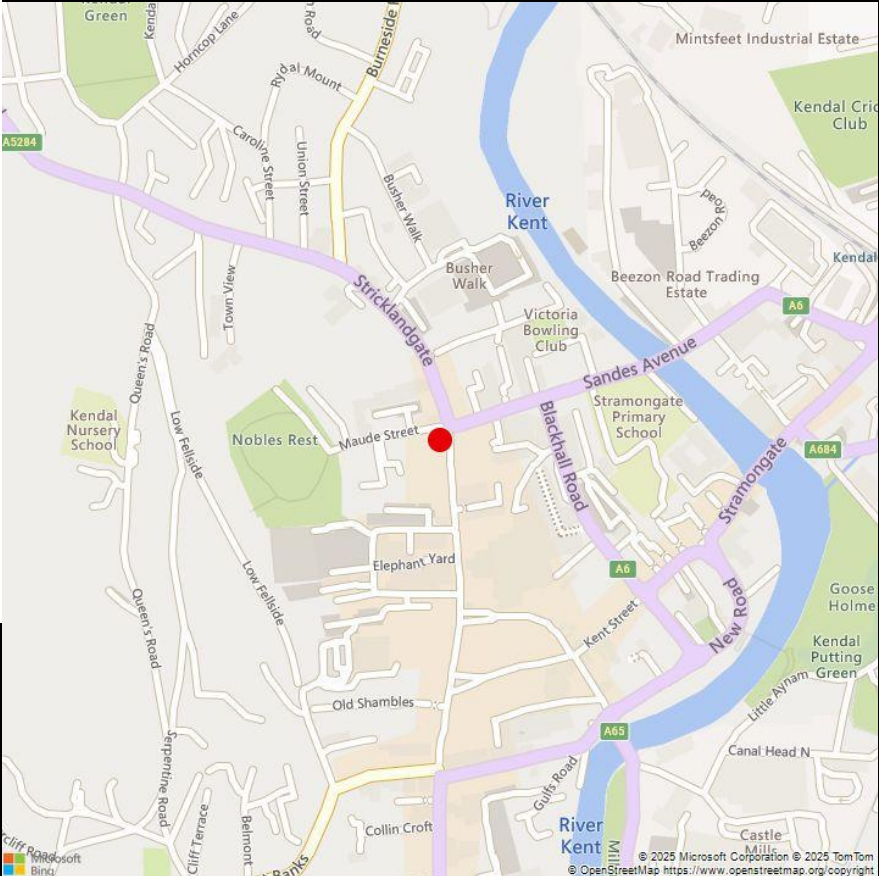
EPC

Energy Performance Asset Rating: C



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



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk

Suzie Barron

suzie.barron@dmhall.co.uk



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



Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

