



**To Let | For Sale**

**Bridgeside Studios,  
Sand Aire House,  
New Road, Kendal,  
Cumbria, LA9 4AU**

**1,004 Sq Ft | 93.27 Sq M**

**To let £7,500 per annum plus  
VAT and service charge**

**For Sale £85,000 OIRO**

- Self contained office/studio premises
- Size: 1004sq ft
- Riverside location, close to Kendal Train Station.  
For Sale £85000 plus VAT
- To Let £7500 per annum plus VAT  
(Plus service charge)





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## Description

This self-contained studio/office unit is situated within the sought-after Sand Aire House development. Access is via a private entrance, located at the rear of the building, and approached by a short flight of steps. The space is open-plan in layout, featuring a strip window along the rear wall that allows for natural light throughout and is offered with new flooring to the main space. To the left of the entrance, there is a compact kitchenette and WC facilities. The unit benefits from ceiling-mounted air conditioning and four electric wall heaters, ensuring year-round comfort. Most recently used as office space, the property is versatile and would be suitable for a variety of alternative uses, subject to the necessary consents. An additional highlight is the access to a small riverside garden area, offering a pleasant and tranquil outdoor environment.

## Location

Located at the bottom of the Sand Aire House development, just off Stramongate, close to Kendal town centre. Stramongate is a mixed used area of commercial retail, residential and offices, Nearby occupiers include, Daniel Gray Hairdressing, The AGA Shop, The Riverside Hotel and a number of independent retailers. Kendal has a resident population of circa 29,000 inhabitants and is a popular tourist destination being the Gateway to the Lakes. The property sits only around a 5 minutes walk from Kendal Train Station.

## Accommodation

Area	SO FT	SO M
GIA	1,004	93.27
Total	1,004	93.27

## Services

The property is connected with main water, electricity and drainage.

## EPC

Energy Performance Asset Rating: TBC

**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.

## Terms

The property is available for sale at asking price of £85,000 plus VAT and also to let for a term of years to be agreed at an asking rent of £7500 per annum plus VAT. A service charge is levied on the property, currently £1089 per quarter.

## Business Rates

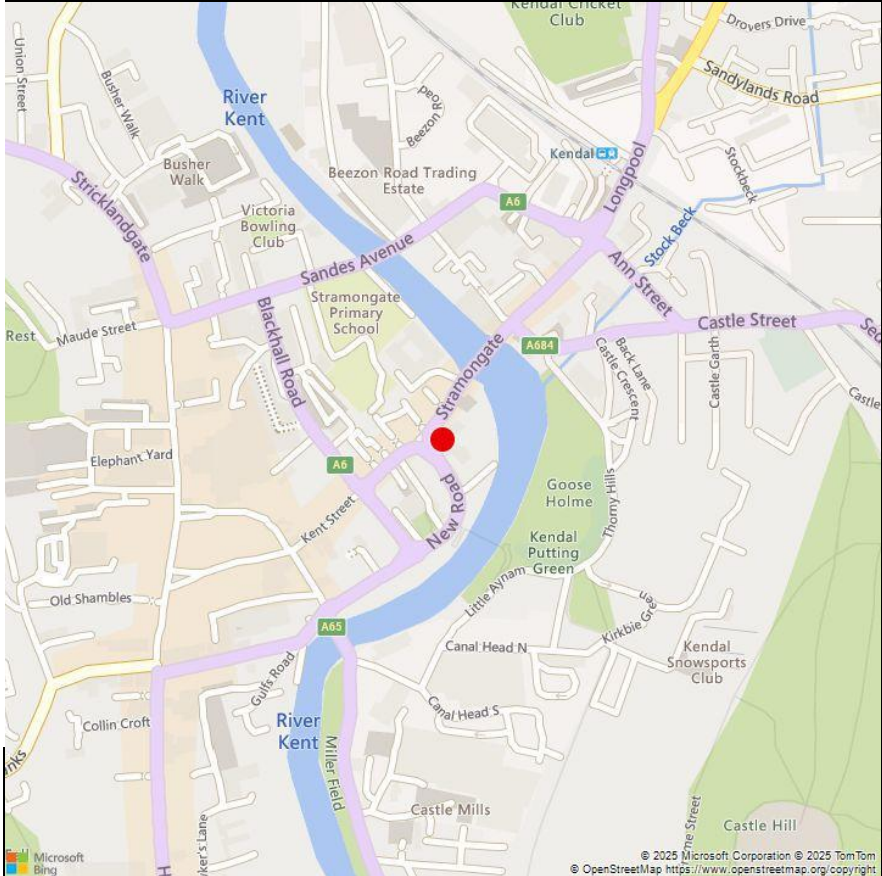
Any ingoing tenant is likely to receive full business rate relief.

## 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**

caroline.hayton@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.



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