



To Let | For Sale

Unit 1, Angel Yard,
21-23 Highgate,
Kendal, Cumbria,
LA9 4DA

42.96 Sq Ft | 461 Sq M

£7,000 per annum exclusive

£105,000 for the Freehold

- Office/Treatment Rooms
- Over Ground and First Floors
- GIA: 42.96 sq ft 461 sq m
- For Sale £105,000 for the freehold
To Let £7000 per annum



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Description

Situated down Angel Yard, and adjacent to Westmorland and Furness Council HQ, this deceptively spacious office is arranged over ground and first floors. On entry, a good-sized room lies to the left, offering flexibility for a variety of uses. From the hallway, stairs rise to an open-plan landing area, with an additional room situated off to the right. The property also benefits from a small kitchenette and WC facilities. Most recently used as office space, this versatile property would be equally well-suited for a range of alternative uses, such as beauty or treatment rooms.

Location

Located in the heart of Kendal, Angel Yard offers a pleasant setting just off the town centre. The property benefits from close proximity to Westmorland & Furness HQ, major banks, and convenient car parking, making it an excellent and well-positioned opportunity for a wide range of occupiers.

Accommodation

Area	SO FT	SO M
Ground Floor	21.5	231
First Floor	21.46	231
Total	42.96	462

Services

The property is connected with mains water, gas and electricity.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to purchase freehold at an asking price of £105,000 or to let for a term of years to be agreed at an asking rent of £7000 per annum.

Business Rates

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

Legal Costs

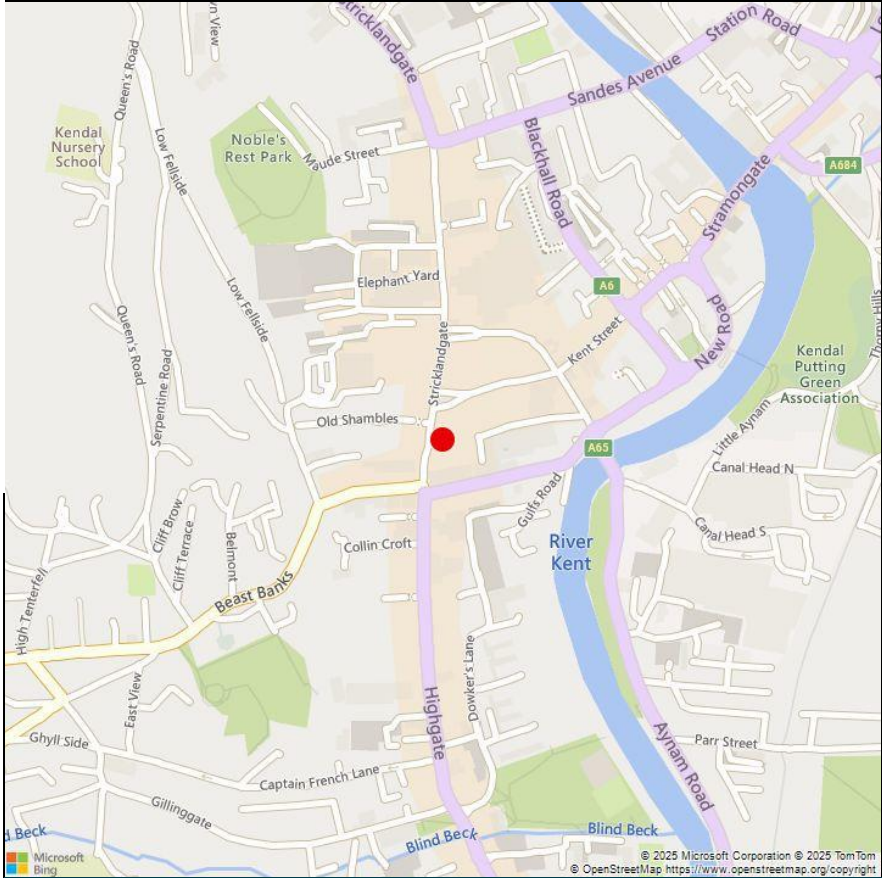
Each party are responsible for their own legal costs in connection with this transaction.

VAT

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



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

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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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