



To Let

147 Highgate,
Kendal, Cumbria,
LA9 4EN

1,103 Sq Ft | 102.47 Sq M

£12,000 per annum exclusive

- Extremely deceptive with period features
- Useful dry basement
- Size: 1103 sq ft
- £12,000 per annum



Call us | 01539 740500

Visit our website | www.dmhall.co.uk

Description

This versatile and characterful property is currently used as a photographic studio, incorporating a mix of retail, office, and studio accommodation to the rear. With a glazed frontage onto Highgate, it offers excellent visibility while retaining privacy toward the back of the premises. The internal layout could be reconfigured to create a single, large open-plan space, providing flexibility to meet the needs of an incoming tenant. The property benefits from gas central heating, strip lighting, wooden flooring, feature stonework, exposed wooden beams, and period fireplaces, adding significant charm and appeal.

Location

Located on Highgate to the Southern end of Kendal's town centre, on the main road through the town into the centre. Kendal is known as the gateway to the lakes and offers an all year tourist destination. The property is situated in a mixed area with offices, retail properties and very close to The Brewery Arts Centre.

Accommodation

Area	SO FT	SO M
Gnd Flr Front	356.72	33.14
Gnd Flr Middle	293.42	27.26
Ground Flr Rear	213.9	19.87
Basement	213.9	19.87
Total	1,103	102.47

Services

We understand the property is connected with all mains services.

Terms

The property is available to let for a term of years to be agreed at an asking rent of £12000 per annum.

Business Rates

Any ingoing tenant is likely to receive full small business rate relief however own enquiries should be made. (Rateable value £7800)

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

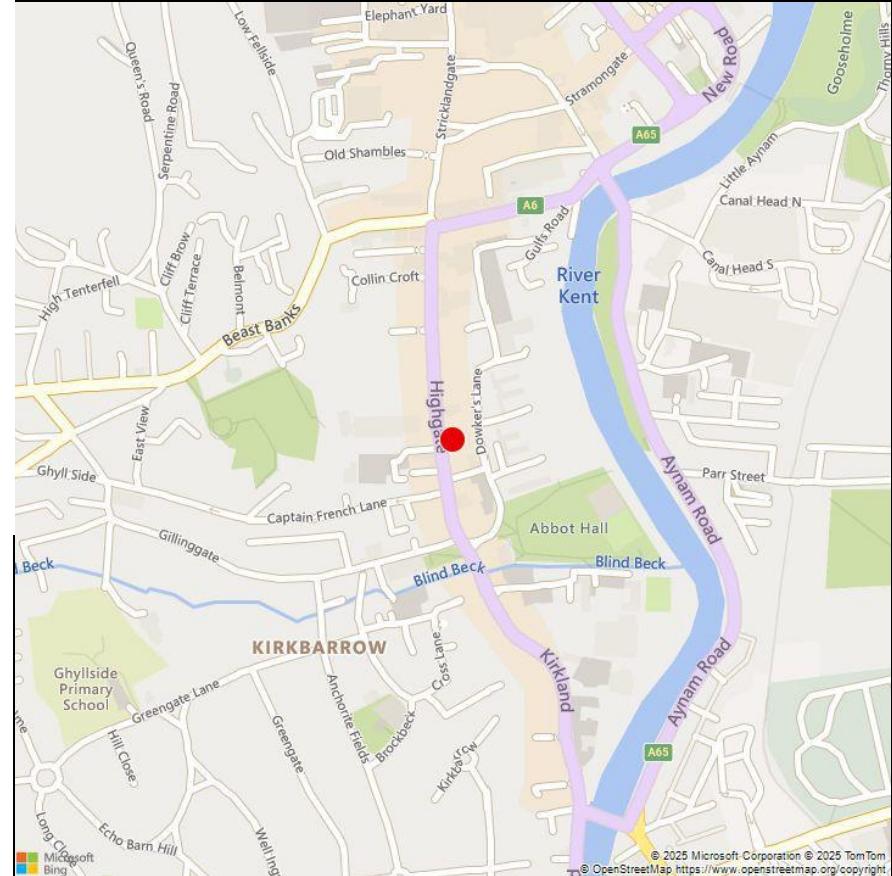
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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

EPC

Energy Performance Asset Rating: C-70



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.



DM HALL

CHARTERED SURVEYORS



Carlisle Office

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



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

