



To Let

49/51 Stricklandgate,
Kendal, Cumbria,
LA9 4LT

1,828 Sq Ft | 169.82 Sq M

£30,000 per annum exclusive

- Rare opportunity
- Prime location
- Prominent Building
- £30,000 per annum plus VAT and Service Charge.

Description

Occupying a prime high street location, this retail unit offers fabulous double frontage on to Stricklandgate. This property is one of Kendal's highly prominent units, providing retail space to the ground floor and storage to first and second floors. The property currently has two entrances into the unit, the main entrance being off Stricklandgate, one of Kendal's main shopping streets. Upon entering, the space is largely open plan to the ground floor and could be configured to suit any ingoing usage. To the rear there is secondary access from the Westmorland Shopping Centre.

Location

Located in the heart of Kendal Town Centre opposite national retailers such as Costa Coffee, Next and Boots. The property is adjacent to the newly developed Westmorland Campus for Kendal College.

Accommodation

Area	SQ FT	SQ M
GIA	1828	169.82

Services

We understand the property is connected with mains water and electricity.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to let on a new lease for a term of years to be agreed. There is a service charge payable on the property, further details are available from the office.

Money Laundering

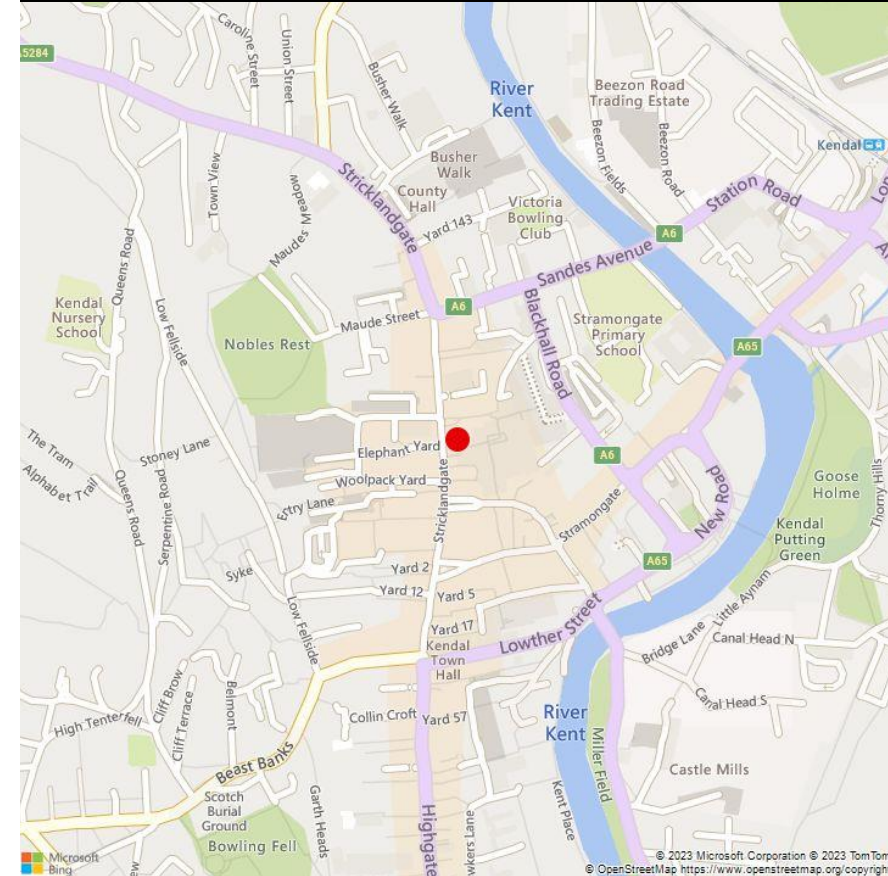
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

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

Caroline Hayton

carolinehayton@hydeharrington.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 Hyde Harrington.
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.

Call us | 01539 740500

Visit our website | www.hydeharrington.co.uk