

Retail

# Hyde Harrington



## To Let

Unit 10, Blackhall Yard  
Kendal  
LA9 4LU

597 Sq

5,466 Sq M

## Key Features

- Courtyard location
- Adjacent to the Westmorland Shopping Centre
- GIA 597 sq ft
- £8500 pa plus VAT and service charge

## Description

A two story traditional retail unit in one of Kendal's established retail yards. The property is a self contained retail shop with glazed frontage on to a pleasant yard. The accommodation is arranged over ground and first floor.

To the ground floor there is good sized open plan retail space. To the first floor there is further retail/ancillary space together with wc facilities.

## Location

The property is located in Blackhall Yard, adjacent to one of the main entrances to the Westmorland Shopping Centre. To the immediate east of the property is the town's main multi-story car park.

Blackhall Yard is situated in an excellent trading location just off Kendal main shopping street of Stricklandgate. It is home to a range of local independent traders including Games Workshop and The Two Sisters Cafe.

## Accommodation

	Sq Ft	Sq M
GIA	597	55.46
<b>Total</b>	<b>597</b>	<b>55.46</b>

## Services

We understand mains electricity and water are laid on to the property.



## Terms

The property is available by way of a new 3 year lease at a rent of £8500 per annum plus VAT. A service charge is payable on the unit to be paid quarterly in advance.

## EPC

Energy Performance Asset Rating: C

## 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.

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## Hyde Harrington

Viewing and further information:

Caroline Millar  
carolinemillar@hydeharrington.co.uk  
91/93 Stricklandgate  
Kendal  
LA9 4RA  
01539 740500

[www.hydeharrington.co.uk](http://www.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.