



## To Let

9 Wainwrights Yard,  
Kendal, Cumbria,  
LA9 4DP

1,133 Sq Ft | 105.26 Sq M

On Application

- Fabulous full height glazed front.
- Suitable for restaurant use STP
- Excellent prominent location
- £On Application



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## Description

Situated in the well established retail area of Wainwrights Yard, this modern unit offers a blank space that could be configured to suit any incoming tenants requirements. Offering a fabulous highly prominent unit with full glazed frontage that leads to open space retail/office with stairs from the main area lead up to the first floor mezzanine level with offers further open plan space with outlook over the yard. Outdoor space could be offered if required for exterior seating area. WC facilities are located on this level.

## Location

Located in Wainwrights Yard off Stricklandgate in Kendal, a popular and busy shopping development. Kendal is classed as the Gateway to the Lake District and a popular all round tourist destination. The property is opposite Pizza Expressed and adjacent to Booths Supermarket. Other occupiers closely include WH Smith and Mountain Warehouse.

## Accommodation

Area	SQ FT	SQ M
Ground Floor	744	69.12
First Floor Mez	389	36.14
Total	1,133	105.26

## Services

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

## EPC

Energy Performance Asset Rating: C

## Terms

The property is available to let on a new lease for a terms of years to be agreed. A service charge is levied

on the property, further details on this are available from the agent.

## Business Rates

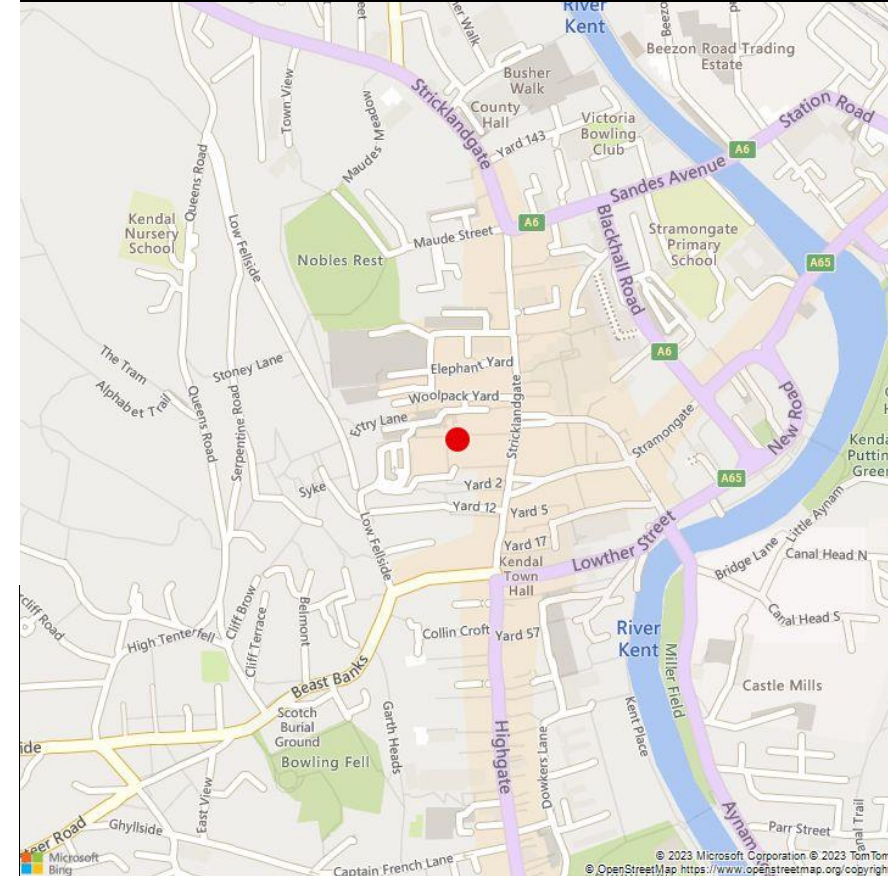
The property has a rateable value of £15,250 in the current ratings list. Any incoming tenant may receive small business rate relief, we recommend own enquiries are made to the local authority.

## Money Laundering

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

## 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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## Carlisle Office

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



## Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

