

Freehold Office Investment For Sale

114-116 Stricklandgate, Kendal, Cumbria, LA9 4QA

Edwin
Thompson



114-116 Stricklandgate Kendal, Cumbria, LA9 4QA

A freehold town centre investment in the heart of the desirable market town of Kendal.

Providing an attractive stone and slate building comprising offices over ground, first and second floors.

The tenant has advised that they are willing to enter a new 10 year lease with a 5 year break option, at the current passing rental.

Current passing rent £57,000 per annum, exclusive.

Let to a long-standing tenant and an established business, offering a strong local covenant.

Extending to an approximate Net Internal Area of 5,843 sq ft.

Offered freehold subject to the above lease proposal, at a sale price of £675,000 reflecting a net initial yield of 8.02%.

No VAT payable.

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LOCATION

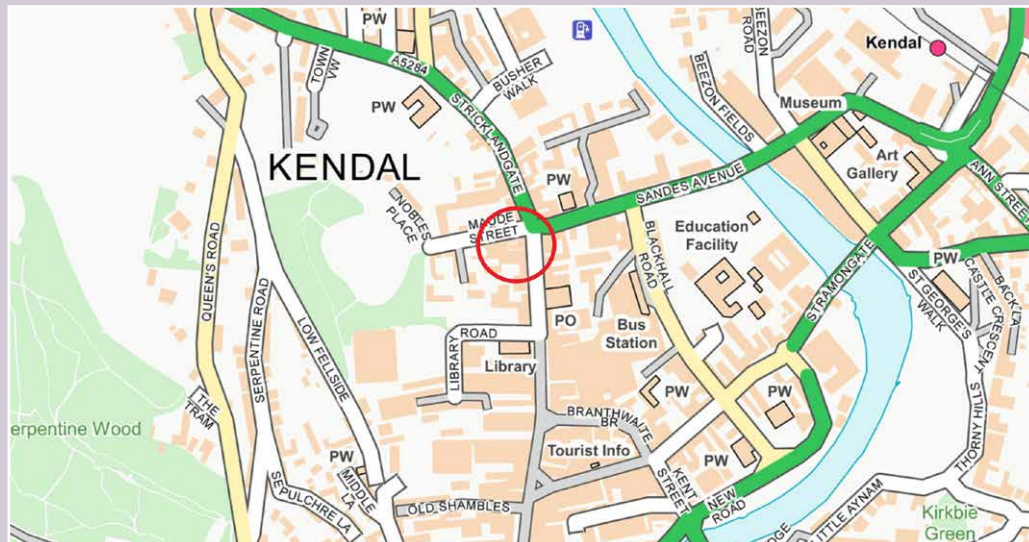
The property is situated on the corner of Stricklandgate and Sandes Avenue in Kendal town centre, Cumbria in the north west of England.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 28,586 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere.

Oxenholme Train Station which is situated on the West Coast main railway line is located 4 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Stricklandgate is one of the main routes through Kendal, accessed from the north via Windermere Road and the east via Sandes Avenue, which travels on the Kendal two-way system into the town centre. Junction 36 of the M6 are approximately 8 miles away reached via Windermere Road, which in turn connects with the A591 or the A65 and A6 Milnthorpe Road, again connecting up with the A591.

Kendal's retailing and commercial prime hub is focused around Stricklandgate and includes national occupiers such as Next, Boots, Costa, Fat Face and TK Maxx.



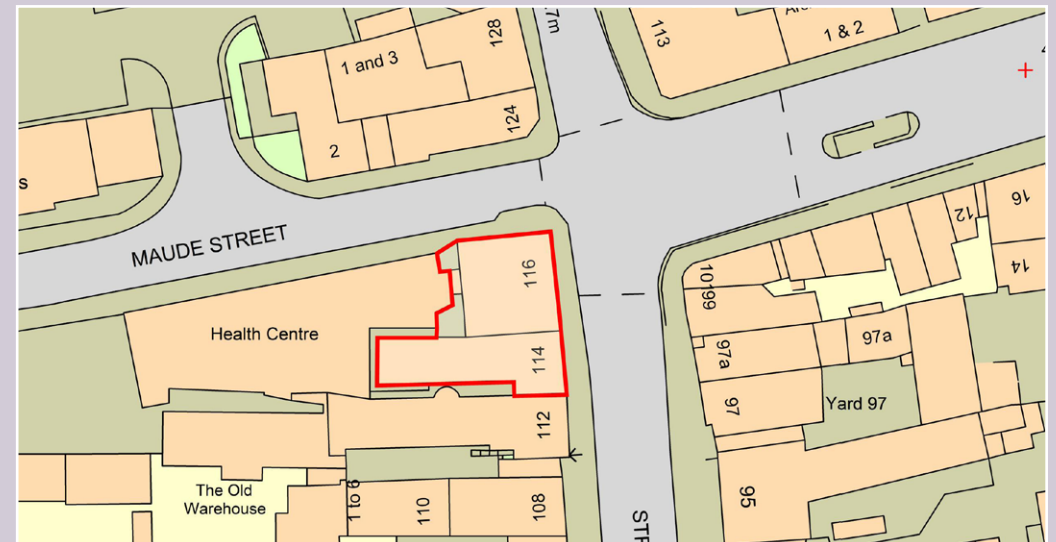
DESCRIPTION

The property comprises an attractive and prominent mid-terrace and end of terrace three/four storey commercial retail and office building of traditional stone construction beneath a mixture of multi-pitched slate, tile and flat roof coverings incorporating an attractive timber framed single glazed shop frontage at the ground floor of 114 Stricklandgate with timber framed single glazed sash windows above and timber framed double glazed windows to the rear.

The premises are accessed from 114 Stricklandgate via a central timber pedestrian door and stone step up into the front shop, which leads through to rear offices, a WC/staff room and connecting through to further ground floor offices via a small flight of stairs into 116 Stricklandgate.

Two separate staircases provide access to first and second floor cellular offices, staff room, WC facilities, attic level file storage, and a separate staircase within the ground floor of 116 Stricklandgate provides access to basement level storage/filing.

The property provides well-appointed commercial offices, meeting rooms and shop front accommodation with modern fixtures and fittings throughout and benefits from attractive traditional features and break out space.



It is advised that the property has undergone continued refurbishment and investment to the internal accommodation and building fabric including a new roof and chimney stack repair in recent years.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

114 Stricklandgate

Ground Floor	101.07m ²	(1,088 sq ft)
First Floor	43.42m ²	(467 sq ft)
Second Floor	49.81m ²	(536 sq ft)
Total Approximate Net Internal Area	194.30m²	(2,091 sq ft)

116 Stricklandgate

Ground Floor	76.13m ²	(819 sq ft)
First Floor	74.88m ²	(806 sq ft)
Second Floor	72.78m ²	(783 sq ft)
Attic	61.19m ²	(659 sq ft)
Basement	63.62m ²	(685 sq ft)
Total Approximate Net Internal Area	348.60m²	(3,752 sq ft)

SERVICES

The property is connected to mains electricity, water, gas and the mains drainage/sewage system.

The services have not been tested and therefore should not be relied upon.

TENANCY/LEASE INFORMATION

The property is let to Thomson Hayton Winkley Limited (Company Number: 7033419) by way of a renewal lease. Thomson Hayton Winkley are one of the largest solicitor practices in the South Lakes region and have been in occupation for over 25 years.

Thomson Hayton Winkley now forms part of the MAPD group of law firms having been acquired in May 2023. MAPD stands for Making a Positive Difference consisting of a number of law firms and Thomson Hayton Winkley is the first Cumbrian acquisition strengthening the national coverage.

The premises are let by way of a full repairing and insuring lease, for a term of 5 years from 25 September 2024, with approximately 4 years, 4 months unexpired term. The passing rental is £57,000 per annum exclusive and is subject to review on 25 September 2027.

The tenant has advised that they are willing to enter a new 10 year lease with a 5 year break option, at the current passing rental.

A copy of the lease agreement can be provided upon application.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £41,000 and is described as offices and premises.

ENERGY PERFORMANCE CERTIFICATE

114 Stricklandgate has an Energy Performance Rating of C71 and the certificate is valid until 6 January 2035.

116 Stricklandgate has an Energy Performance Rating of D90 and the certificate is valid until 7 January 2035.



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PROPOSAL

The property is offered freehold subject to the above lease, at a guide price of £675,000 exclusive, which represents a net initial yield of 8.02%, assuming purchaser costs of 5.24%.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

VAT

It is advised that the land and property is not elected for VAT and therefore it is assumed that the sale will not attract VAT.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

VIEWING

The premises are available to view by prior appointment with Edwin Thompson LLP. Contact:

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John Haley – j.haley@edwin-thompson.co.uk

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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Regulated by RICS



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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2025.

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