



To Let

21 Stricklandgate
Kendal
LA9 4LY

2,555 Sq Ft
237.36 Sq M

Key Features

- Prime location
- Fully glazed frontage
- Immediately available
- £32,500 pa plus vat

Description

A rare opportunity to lease a prime location retail unit on Kendal's main high street. The retail unit offers a fully glazed frontage onto Stricklandgate with good sized retail space within. The retail space is arranged over 3 floors and is largely open plan.

The property provides WC facilities and has the added benefit of a useful basement area for storage.

Location

Situated on Stricklandgate, Kendal's main high street, the property is in a prominent location, directly opposite TKMaxx and next door to Virgin Money. Other retailers in the immediate vicinity include, Fat Face, Pandora and New Look.

Kendal is a popular year round tourist destination

Accommodation

	Sq Ft	Sq M
Ground Floor	551	51.19
First Floor	692	64.29
Second Floor	692	64.29
Basement	620	57.6
Total	2555	237.37

Services

We understand there to be all mains services laid on to the property.

Business Rates

The property is assessed as having a rateable value of £28,000, rates payable for 2018/19 are £13,440.

Terms

The property is available by way of a new full repairing and insuring lease at a rent of £32,500 per annum exclusive.

EPC

Energy Performance Asset Rating: D

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.

File Ref: 11147K Details prepared July 2018



Hyde Harrington

Viewing and further information:

Paul Evans
paulevans@hydeharrington.co.uk
91/93 Stricklandgate
Kendal
LA9 4RA
01539 740500

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.