



Attractive Studio/Office/Retail Unit For Sale/To Let Yard 34, Market Place, Kendal, Cumbria, LA9 4TN

- A self-contained studio/office/retail premises providing well appointed open plan accommodation.
- Conveniently located in the heart of Kendal town centre and immediately off Market Place.
 - The premises extends to an approximate Gross Internal Area – 85.35m² (919 sq ft)
 - For Sale – Guide Price £125,000, exclusive.
 - To Let - £10,000 per annum

LOCATION

The property is located off Market Place in Kendal town centre forming a popular retailing area.

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 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 3 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Market Place forms the central shopping district of Kendal town centre, accessed directly from Stricklandgate and linking with Branthwaite Brow which leads to Stramongate. The area consists of a strong mix of local, regional and national operators including Timpson's, Café Nero, Barnardo's, Skipton Building Society, Ramsdens and a mixture of public houses and cafés. A short distance to the south is Finkle Street which has a range of further shops, banks and cafes including Lloyds Bank, Nationwide, Yorkshire Bank, Nevisport and other nearby occupiers include TK Maxx, Fat Face, Greggs and Bodycare.

Kendal has a lively town centre which benefits from local and tourism trade from the Lake District National Park with a good mix of local, regional and national retailers and leisure outlets. As well as all year-round tourism, Kendal benefits from a number of festivals and events.

The attached GOAD plan shows the location of the premises and the surrounding area (for identification purposes only).

DESCRIPTION

Yard 34 provides a well located open plan quasi-use commercial unit, most recently used as a dance studio but would lend itself to an alternative studio use, office, retail or potential food operator, subject to planning.

The premises is thought to be of block construction, rendered and painted externally underneath a flat felted roof incorporating a central front timber panelled door from a pedestrian walkway that leads from Market Place.

Internally, the accommodation is arranged as an open plan space studio with a WC and a kitchenette. There is coated timber panel flooring, plaster painted walls, suspended ceiling with recessed lighting and timber framed double glazed windows.

There are no outside areas with the property.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	85.35m ²	(919 sq ft)
Total	85.35m²	(919 sq ft)

SERVICES

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

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £10,500 and is described as a dance studio and premises.

Prospective occupiers should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

ENERGY PERFORMANCE CERTIFICATE

The current energy asset rating is C71.

A copy of the certificate is available to download from the Edwin Thompson website or can be provided upon request.

PROPOSAL

The property is available for sale freehold at a guide price of £125,000, or to let by way of a new Full Repairing & Insuring lease agreement for a term to be agreed and at a rental of £10,000 per annum exclusive.

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.

We are advised that the Client may consider a rental proposal, on lease terms to be agreed.

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.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWING

The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk
Amelia Todd – a.todd@dwin-thompson.co.uk
Tel: 015394 48811
www.edwinthompson.co.uk

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