

KENDAL

30-36 STRICKLANDGATE

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

Confidential
Subject to Vacant Possession



Location

Kendal is the commercial centre of South Lakeland and is a popular tourist destination.

The property is situated fronting Stricklandgate, which is the main retailing location within the town. The property is next door to **WHSmith and Card Factory** and opposite **Pandora**. Other retailers in the near vicinity include **Fat Face, Crew Clothing and EWM**.

Accommodation

The property is arranged on ground and first floors with the following approximate areas:

Ground Floor	2,237 sq ft	207.82 sq m
First Floor	1,764 sq ft	163.88 sq m

Lease/Rent

Subject to Vacant Possession, the property is available by way of a new full repairing and insuring lease at a rent of £90,000 per annum exclusive.

EPC

An EPC is being prepared.

Business Rates

Verbal enquiries to South Lakeland District Council confirm the property is assessed as follows:

Rateable Value	£71,500
Rates Payable (18/19)	£35,249.50

Interested parties are advised to make their own enquires on 01539 733333.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 0151 236 6725, llyr@emanueloliver.com



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