

# KENDAL

## 21 STRICKLANDGATE

PRIME RETAIL UNIT  
AVAILABLE BY WAY OF A  
NEW LEASE



### 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 **EWM and Virgin Money** and opposite **TK Maxx**. Other retailers in the near vicinity include **Card Factory, Pandora and Fat Face**.

### Accommodation

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

Ground Floor	551 sq ft	51.19 sq m
Basement	620 sq ft	57.6 sq m
First Floor	692 sq ft	64.29 sq m
Second Floor	692 sq ft	64.29 sq m

### Lease/Rent

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

### EPC

The Energy Performance asset rating is Band D91. A full copy of the EPC is available for inspection if required.

### Business Rates

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

Rateable Value                      £28,000

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

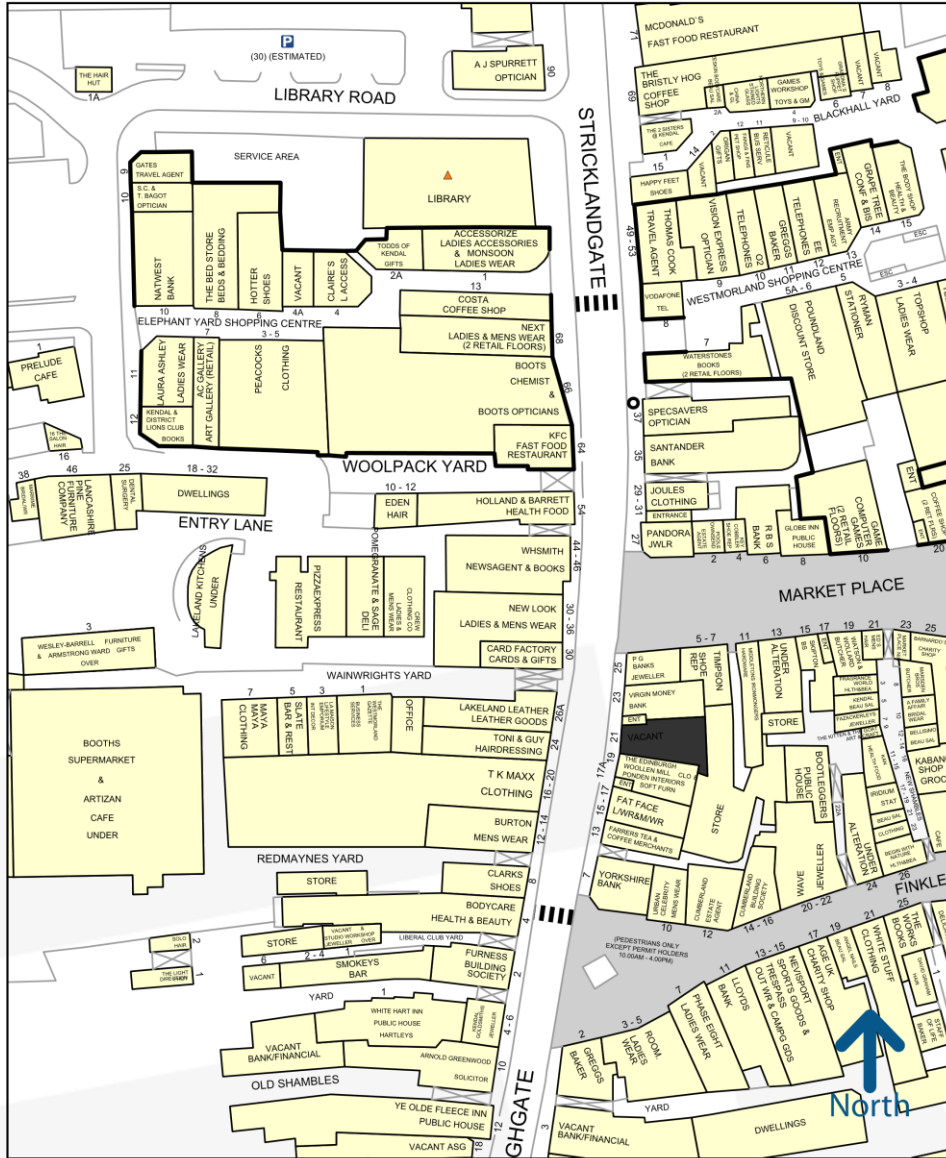
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 0151 236 6725, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) or our joint agents Hyde Harrington on 01539 740500.



Kendal



50 metres

Experian Goad Plan Created: 16/07/2018  
 Created By: Emanuel Oliver Ltd



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