

KENDAL

UNIT 4 WAINWRIGHTS YARD

PROMINENT 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 subject property is situated in a prominent position within Wainwrights Yard, which is a popular and busy shopping development which links Stricklandgate to the Booths supermarket and public car park.

The property is adjacent to **Crew Clothing** and **Pizza Express** with other occupiers nearby including **Booths Supermarket**, **Mountain Warehouse** and **WH Smith**.

Accommodation

The property has the following areas:

| | | |
|----------------|-------------|-------------|
| Internal Width | 23'5" | 7.14 m |
| Shop Depth | 59'6" | 18.14 |
| Ground Floor | 1,355 sq ft | 125.88 sq m |

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£30,000 per annum exclusive**.

Service Charge

A service charge is payable on this property. Please contact the agents for further information.

EPC

The Energy Performance asset rating is Band C 52. A full copy of the EPC is available for inspection if required.

Business Rates

Rateable Value £28,750

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.

Photographs and plans

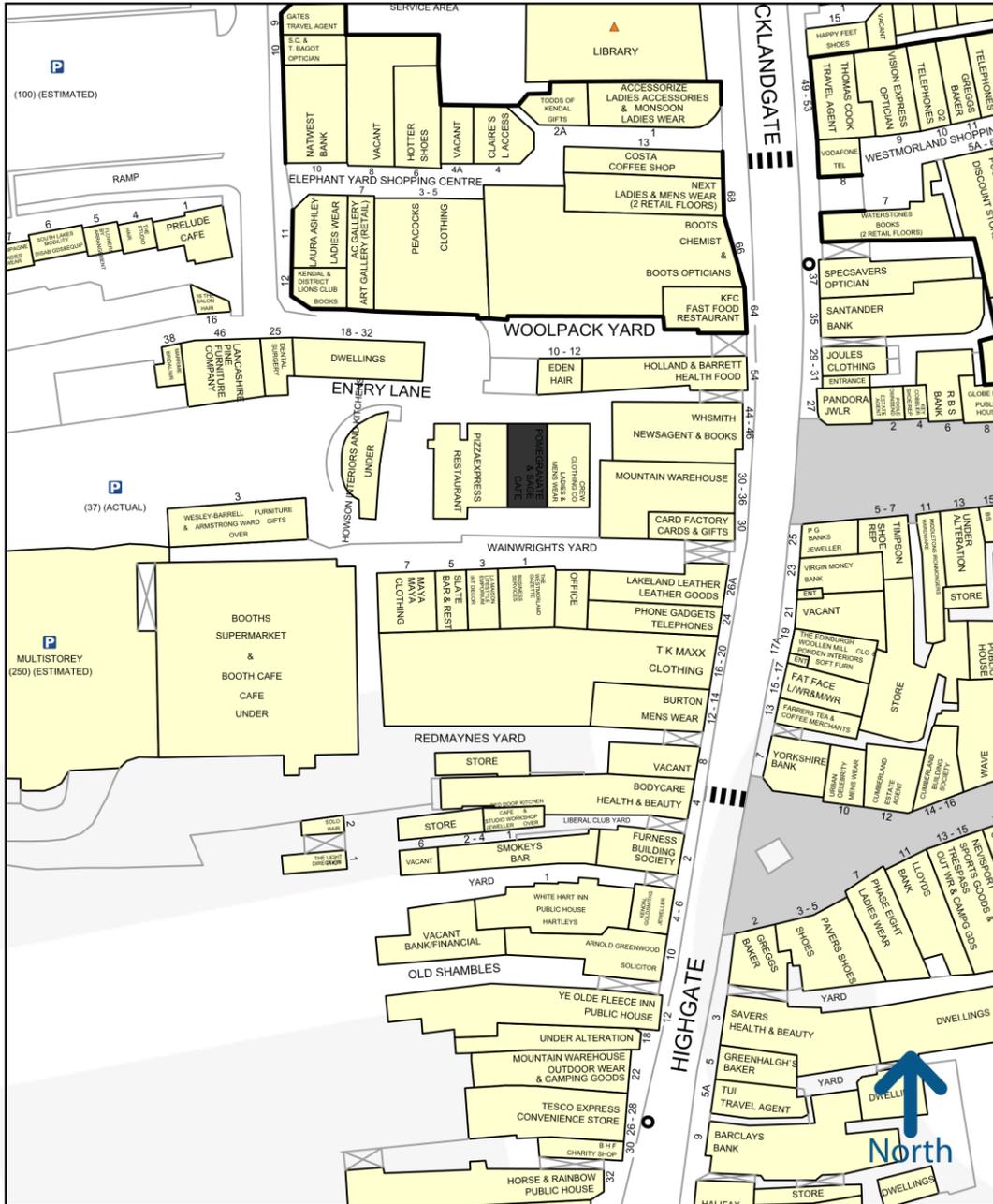
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

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



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Experian Goad Plan Created: 17/05/2019

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