

# KENDAL

## UNIT 6 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 opposite **Pizza Express** and other retailers in close proximity include **Crew Clothing, Booths Supermarket, Mountain Warehouse** and **WH Smith**.

### Accommodation

The property has the following areas:

Internal Width	18'10"	5.74 m
Shop Depth	34'1"	10.39 m
<b>Ground Floor</b>	<b>626 sq ft</b>	<b>58.16 sq m</b>
Mezzanine	223 sq ft	20.72 sq m
Kitchen	67 sq ft	6.22 sq m

### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£20,000 per annum exclusive**.

### Service Charge

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

### EPC

An Energy Performance Certificate is in the course of being prepared. Please contact the agents.

### Business Rates

The property will require re-assessment.

### Legal Costs

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

### Photographs and plans

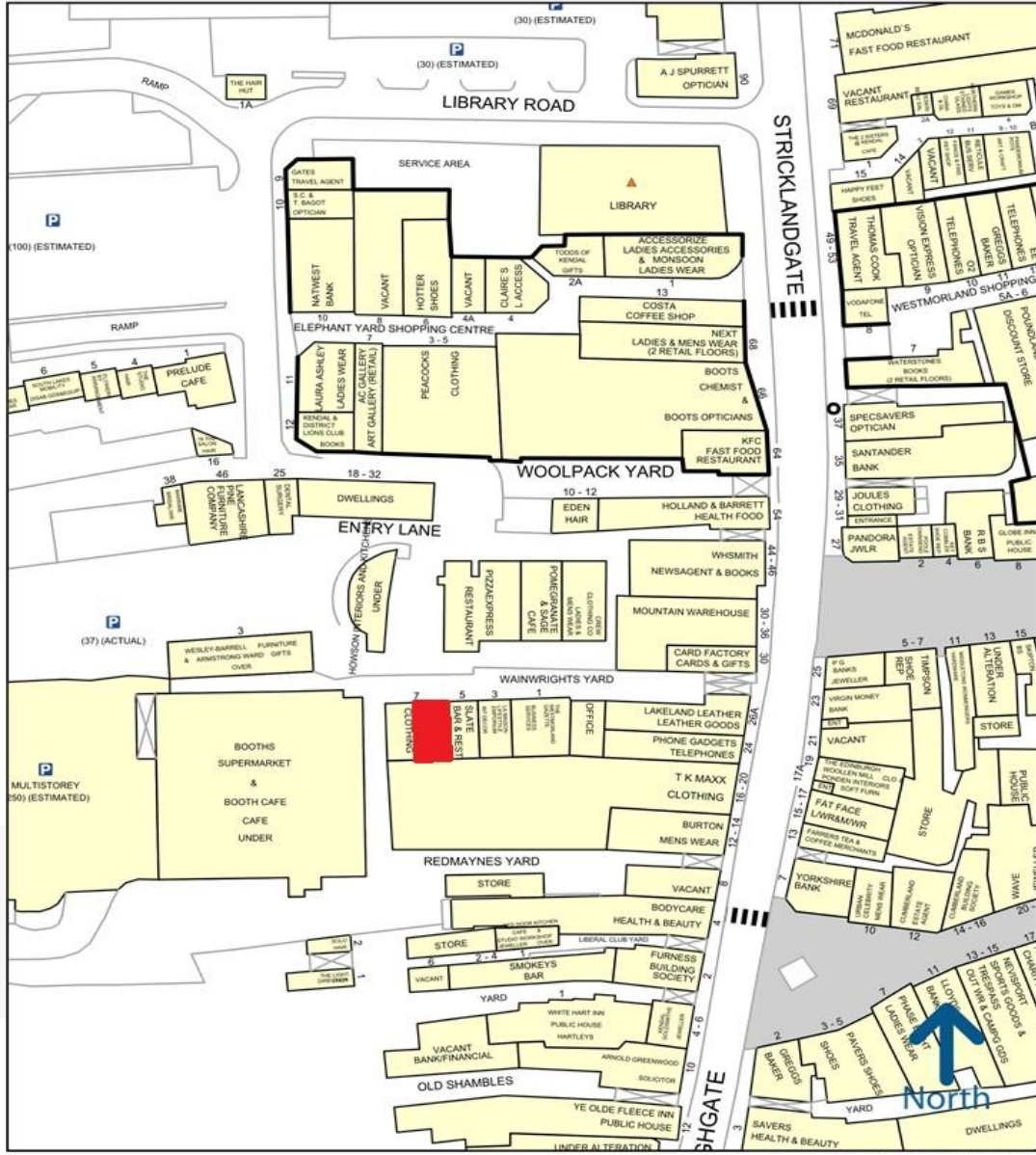
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 0151 236 6725  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com).



Kendal



50 metres

Experian Goad Plan Created: 01/04/2019  
 Created By: Emanuel Oliver Ltd



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