

KENDAL

7 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** with other occupiers nearby including **Another Weigh, Mountain Warehouse** and **WH Smith**.

Accommodation

The property has the following areas:

Ground Floor	604 sq ft	56.11 sq m
First Floor / Mezz	272 sq ft	25.27 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease. Rent on application.

Service Charge

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

EPC

Band D, 89.

Business Rates

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

Rateable Value £13,250

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

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

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

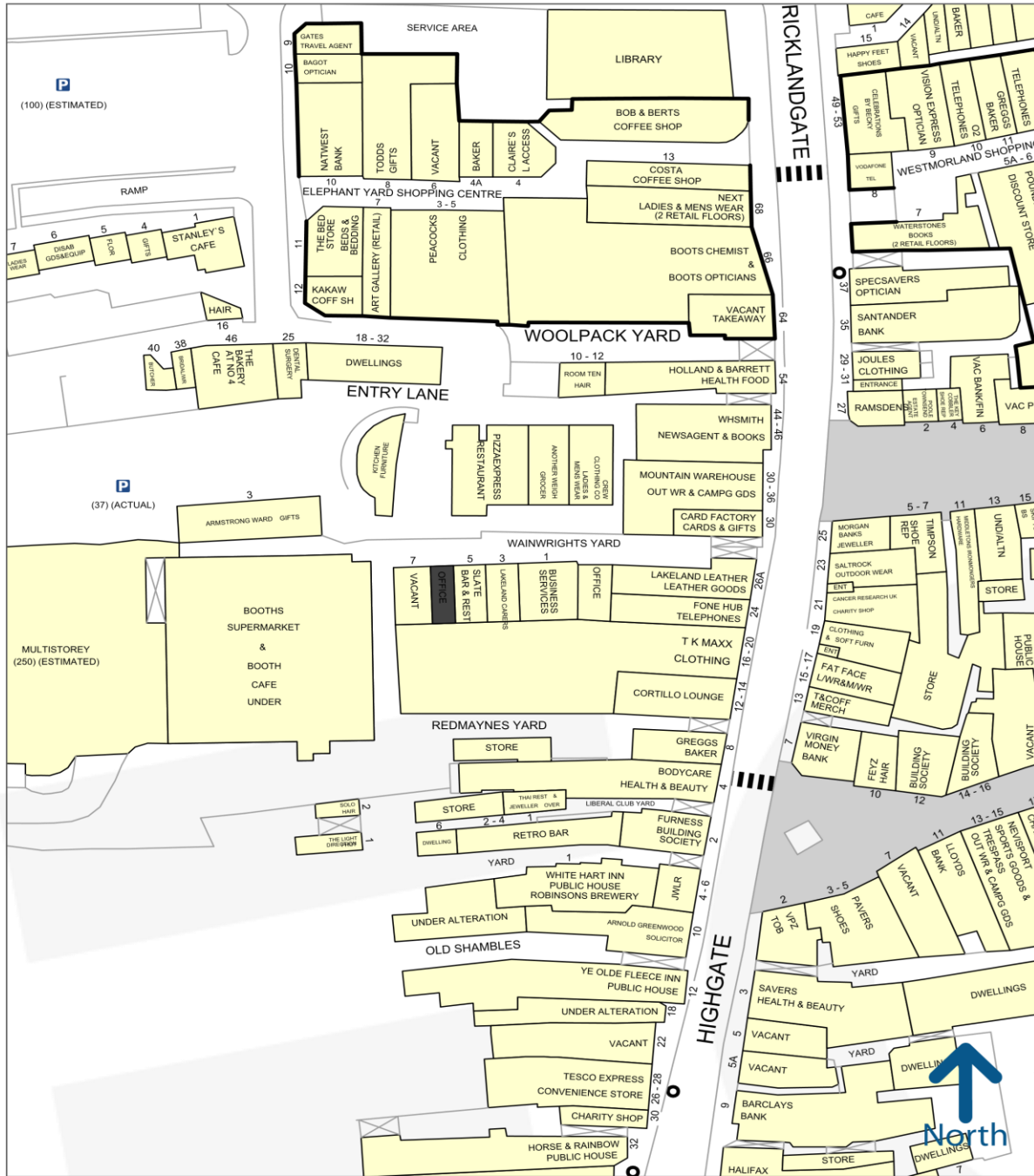
Photographs and plans

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 07795 348079

llyr@emanueloliver.com or Hyde Harrington on 01539 740500.



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 09/07/2023
 Created By: Emanuel Oliver Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.