

# KENDAL

## 2 WAINWRIGHTS YARD

PROMINENT FULLY FITTED 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 close to **Pizza Express** with other occupiers nearby including **Another Weigh, Mountain Warehouse** and **WH Smith**.

### Accommodation

The property has the following areas:

Ground Floor	1,226 sq ft	113.9 sq m
Plus wc	-	-

### 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 B, 28.

### Business Rates

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

Rateable Value £18,750

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

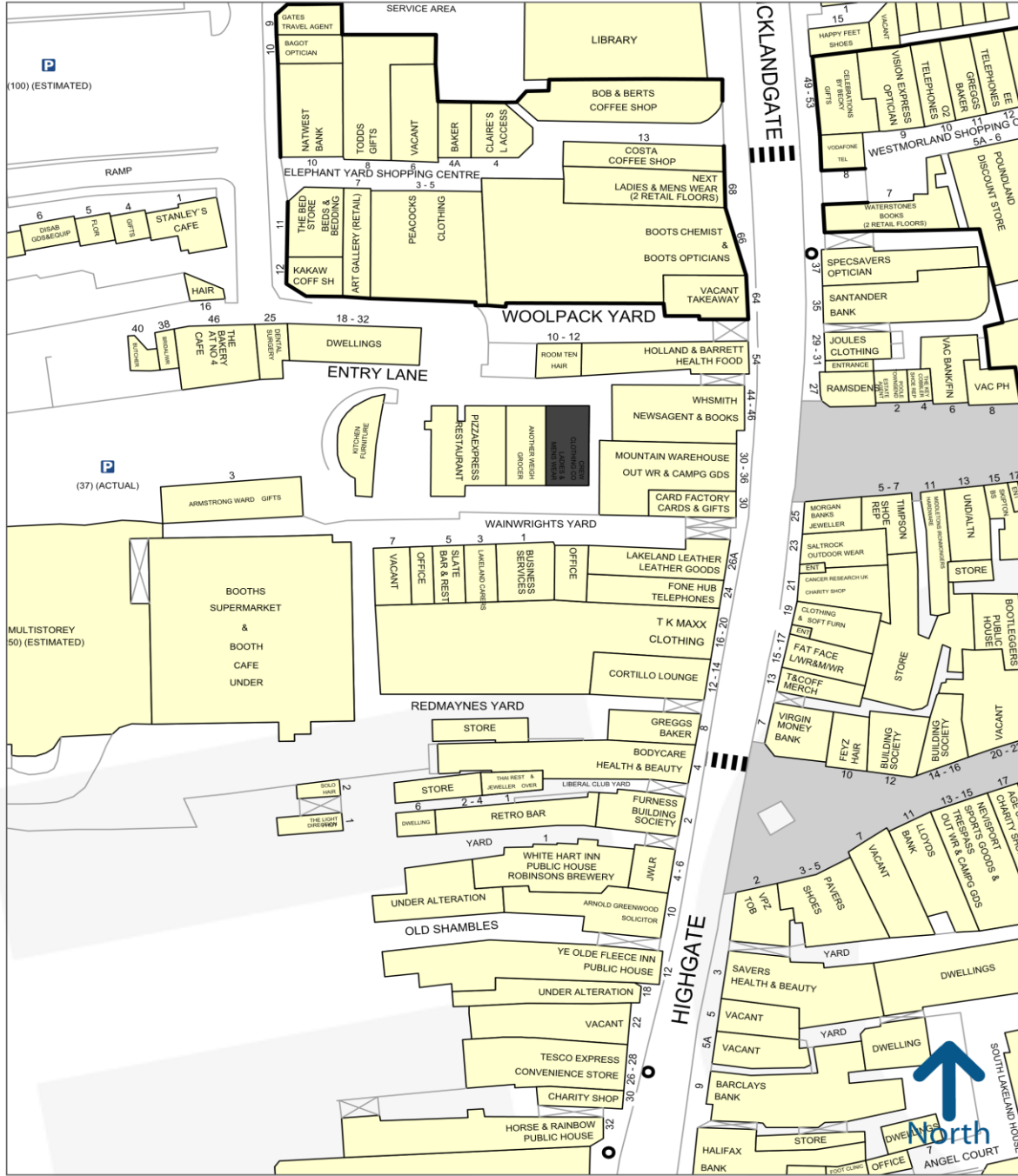
Each party will be responsible for their own legal costs incurred in the transaction.

### 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](mailto:llyr@emanueloliver.com) or Hyde Harrington on 01539 740500.



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