

KENDAL

3 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	646 sq ft	60 sq m
First Floor / Mezz	393 sq ft	36.5 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 C, 61.

Business Rates

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

Rateable Value £12,000

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.

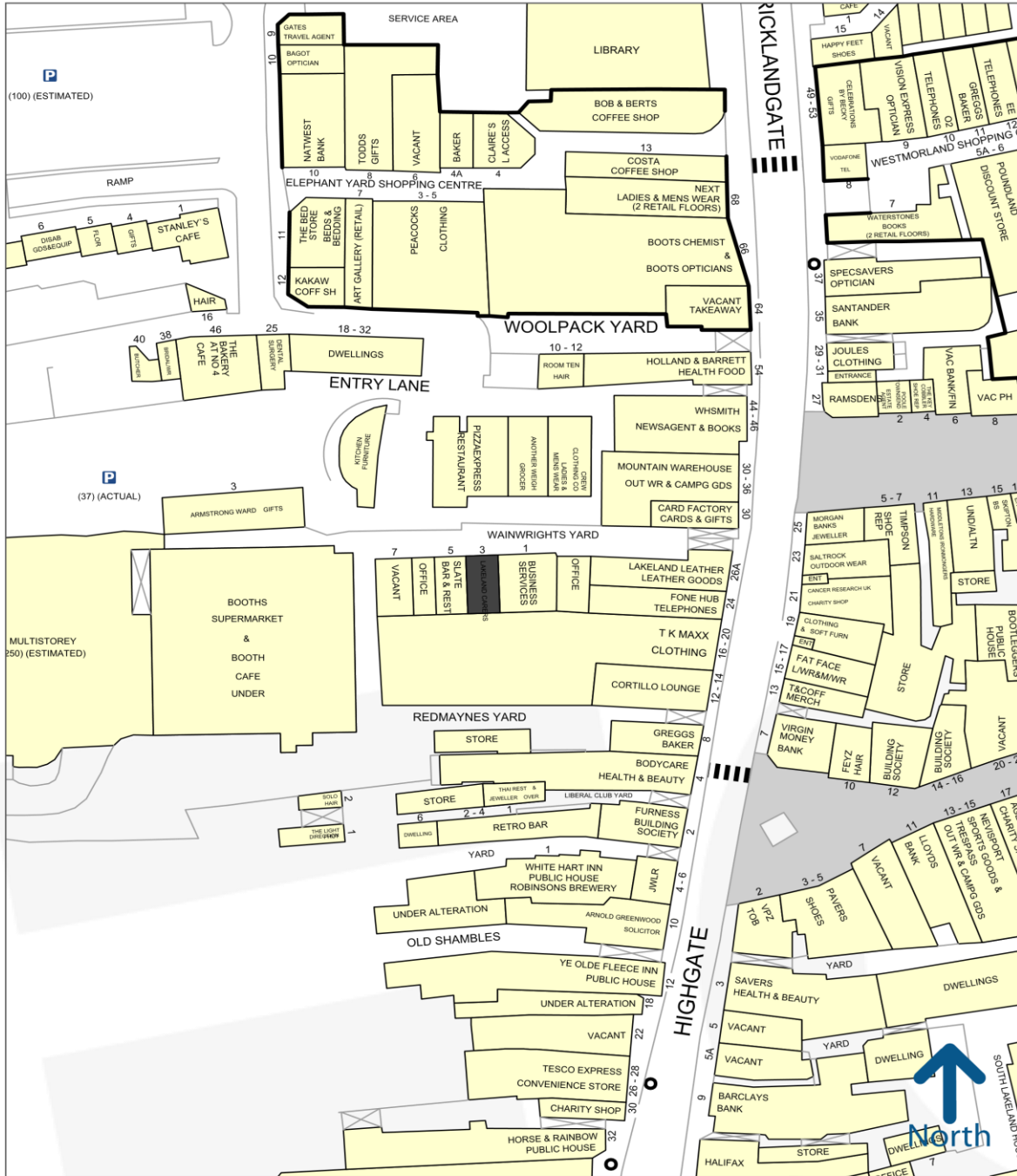
Photographs and plans

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.



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