

KENDAL

Unit 7&9 Wainwrights Yard

FULLY REFURBISHED
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 adjacent to **Booths** with other occupiers nearby including **Card Factory**, **Mountain Warehouse** and **WH Smith**.

Accommodation

The property has recently been fully refurbished and has the following areas:

Ground Floor	1,385 sq ft	128.7 sq m
First Floor / Mezz	661 sq ft	61.4 sq m

Lease/Rent

The property is available by way of a new internal repairing (with service charge for common parts) and insuring lease. Rent on application.

Service Charge

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

EPC

An EPC is in the course of being prepared.

Business Rates

The property is awaiting reassessment by South Lakeland District Council.

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

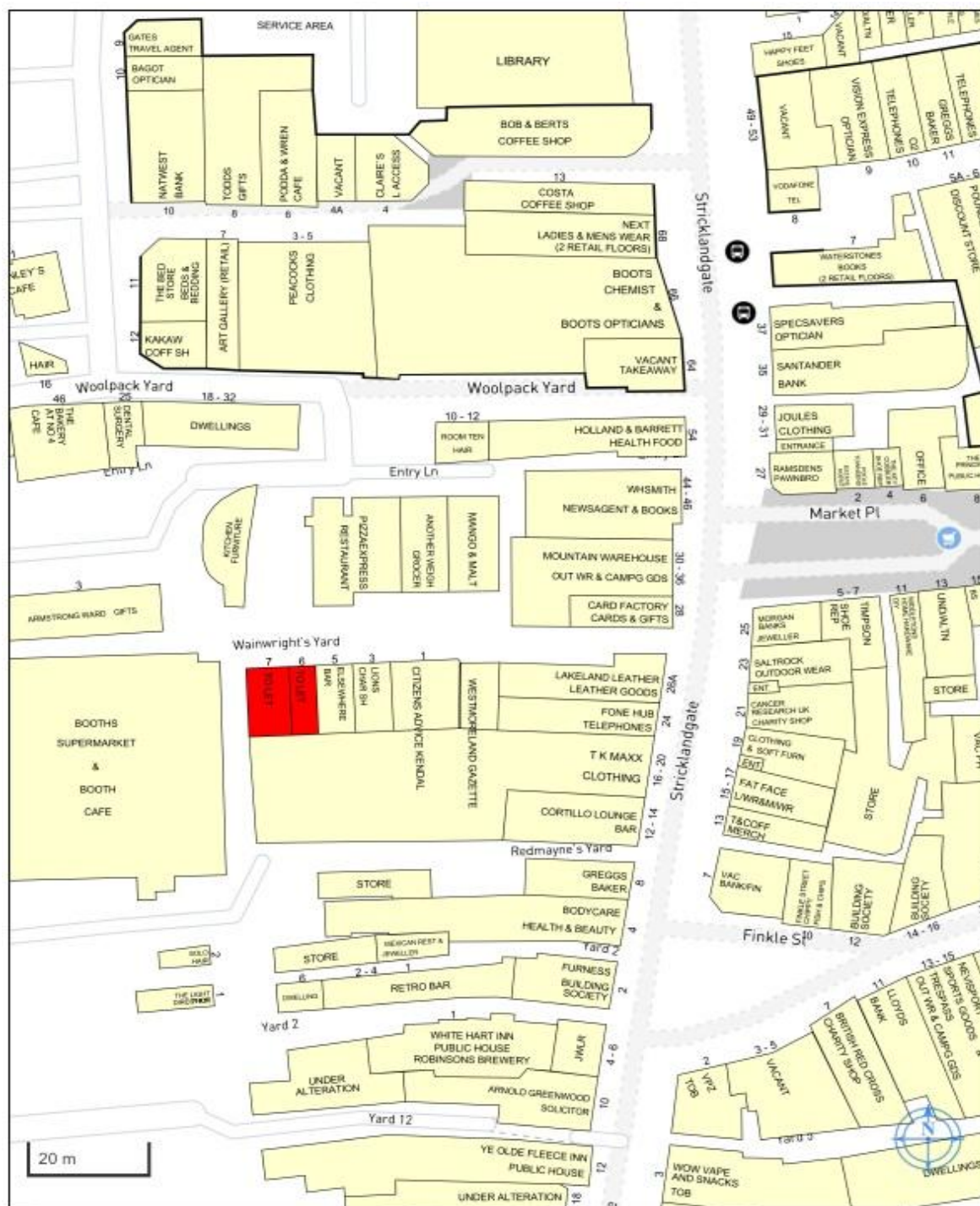
llyr@emanueloliver.com

or DM Hall on 01539 740500.

Over the course of the last 12 months Wainwrights Yard has seen a transformation with the following works completed –

New signage on to Stricklandgate
 Upgrade to the lighting
 Installation of new digital information screens
 Installation of new dwell seating
 Re-paving of the piazza area
 Pizza Express have refitted their restaurant
 Lettings to High House Bar, Kendal Lyons and Mango & Malt





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.