

# KENDAL

## Unit 2 Wainwrights Yard

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 adjacent to **Another Weigh** with other occupiers nearby including **Pizza Express**, **Booths**, **Card Factory**, **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 internal repairing (with service charge for common parts) and insuring lease at a rent of **£25,000 per annum**.

### Service Charge

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

### EPC

B 28.



### Business Rates

Rateable Value £19,500

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 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



