



**HIGH STREET PROPERTY / CLASS A2**  
23 Stricklandgate, Kendal LA9 4LY



**FOR  
SALE**

**Price: £450,000**

**Ground Floor Area**

988 Sq ft / 92 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Chris Nutter**

**Mob: 07927 561994**

**Email: [chris@barkerproudlove.co.uk](mailto:chris@barkerproudlove.co.uk)**

**Gary Crompton**

**Mob: 07554 402314**

**Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**



**Location:**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes, positioned approximately 20 miles north of Lancaster and 60 miles south of Carlisle. Kendal benefits from good road communication being situated 13 miles south of Junction 36 of the M6 motorway.

The primary retail pitch is centred around Highgate and Stricklandgate, which also encompasses West Moreland and Elephant Yard Shopping Centres. The subject property is located in a prominent position on the east side of Stricklandgate in the block bounded by Finkle Street to the south and Market Place to the north. Nearby occupiers include TK Maxx, Edinburgh Woollen Mill, Greggs, Boots and Fat Face.

The premises comprise a double windowed retail unit arranged over the ground, first, second and basement floors of a stone built building under a pitched and slated roof. The property is currently fitted out as a bank with supporting offices over ground and first floors with the remaining floors providing shell spec accommodation used for basic storage. There is a separate means of escape at the back of the property to a rear lane, which provides access out onto Market Place.

**Proposal:**

We are seeking a price of £450,000 exclusive.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	988	91.79
First Floor	563	52.30
Second Floor	543	50.44
Basement	746	69.30

**Business Rates:**

The premises currently has a rateable value of £39,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**EPC:**

Energy Performance Asset Rating - F

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020



