

Prime Retail Premises To Let

3-5 Finkle Street
Kendal
Cumbria
LA9 4AB

Edwin
Thompson



- Prime retail unit in the heart of Kendal town centre
- Net Internal Area – 329.9 m² (3,551 sq ft)
- Option to sub-divide into 2 separate retail units
- 3-5 Finkle Street Rental - £55,000 per annum exclusive
- 5 Finkle Street - £27,500 per annum exclusive

Ref F1105

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LOCATION

The property is located on Finkle Street which is the pedestrianised prime retailing area in the heart of Kendal town centre.

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. The town has a resident population of 29,495 (2011 Census) and is a popular tourist destination being 10 miles south of Windermere. The town has a weighted retail catchment in excess of 50,000 people and a greater district catchment in excess of 102,000. The district's Class Grouping indicates that in excess of 50% of the catchment area is of A, B or C demographic.

Oxenholme Train Station which is situated on the West Coast main railway line is located 3 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

Finkle Street forms part of Kendal's main retailing centre and connects with Stricklandgate/Highgate immediately to the north and Stramongate, Branthwaite Brow and Market Place to the south. Finkle Street has a range of shops, banks and cafes including Lloyds Bank, Nationwide, Yorkshire Bank, Nevisport and other nearby occupiers include TK Maxx, Fat Face, Greggs and Bodycare.

Kendal has a lively town centre which benefits from local and tourism trade from the Lake District National Park with a good mix of local, regional and national retailers and leisure outlets. As well as all year-round tourism, Kendal benefits from a number of festivals and events.

The attached GOAD plan shows the location of the premises (for identification purposes only).

DESCRIPTION / ACCOMMODATION

3-5 Finkle Street is two retail units currently arranged as a single unit. The premises comprise a mid-terrace building of stone construction beneath a pitched slate roof and each shop incorporates a timber framed single glazed shop facade at ground floor with central pedestrian door leading into an open plan sales area.

At first floor of 5 Finkle Street, there is a large stock room, secure manager's office, a staff room and two WCs.

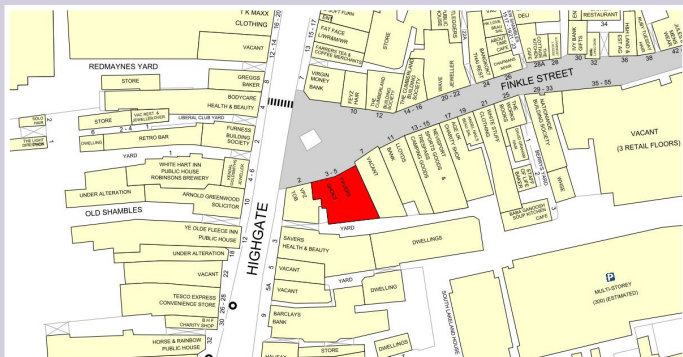
The property has the option to sub-divide, subject to agreement with the landlord and provides the following approximate net internal floor areas:

3-5 Finkle Street

Ground Floor	185.8m ²	(2,000 sq ft)
First Floor	102.2m ²	(1,100 sq ft)
Second Floor	41.9m ²	(451 sq ft)
Total	329.9m ²	(3,551 sq ft)

5 Finkle Street

Ground Floor	107.95m ²	(1,162 sq ft)
First floor	58.15m ²	(626 sq ft)
Total	166.10m ²	(1,788 sq ft)



SERVICES

The unit is connected to mains electricity, water and the mains drainage/sewage system.

LEASE TERMS

3-5 Finkle Street is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £55,000 per annum exclusive.

Should the property be sub-divided, 5 Finkle Street is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £27,500 per annum exclusive.

RATEABLE VALUE

The property currently has a combined assessment in respect of 3-5 Finkle Street and has a Rateable Value of £50,000.

The property is listed as a shop and premises and should the property be sub-divided, it will need to be reassessed upon occupation.

Prospective tenants should check the exact rates payable with Westmorland and Furness Council – Tel: 01539 733 333.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The unit is available to view by prior appointment with the Joint Agents, Edwin Thompson LLP and Legat Owen. Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

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