

Prime Retail Premises To Let

4A Elephant Yard
Kendal
Cumbria
LA9 4QQ

Edwin
Thompson



- Prime retail unit in the heart of Kendal town centre
- Ground Floor Sales – 40.48m² (436 sq ft)

Rental - £16,000 per annum exclusive

Ref W294M

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LOCATION

The property is located within the highly successful Elephant Yard – a thriving shopping and leisure sector in the heart of Kendal.

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).

The property occupies a prominent position within Elephant Yard where there is a mixture of leading high street retailers including Boots, Peacocks, Natwest Bank, Claire's Accessories, Costa Coffee and Bob and Berts.

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.

DESCRIPTION

The premises provides a modern purpose built mid-terrace retail unit situated over ground floor and providing an open plan sales area with attractive glass/wood display frontage.

Internally, the accommodation has a wood effect floor and a suspended ceiling with recessed lighting. There is direct access to the rear service yard and contains its own upper storage and WC.

The unit is separately metered for electricity and water and benefits from a high quality and friendly on site management service.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground floor sales	40.48sq m	(436sq ft)
Internal sales width	5.39m	(17.68ft)
Sales depth	7.51m	(24.64ft)

SERVICES

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

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £16,000 per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £11,250 and is listed as a shop and premises with estimated rates payable for 2023/2024 of £5,613.75 per annum although the building is within the threshold to qualify for small business rate relief subject to the occupier's criteria.

Prospective tenants should check the exact rates payable with Westmorland and Furness Council – Tel: 015369 733 333

ENERGY PERFORMANCE CERTIFICATE

The property is rated as part of a larger overall building and has an Energy Performance Asset Rating of D84.

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.

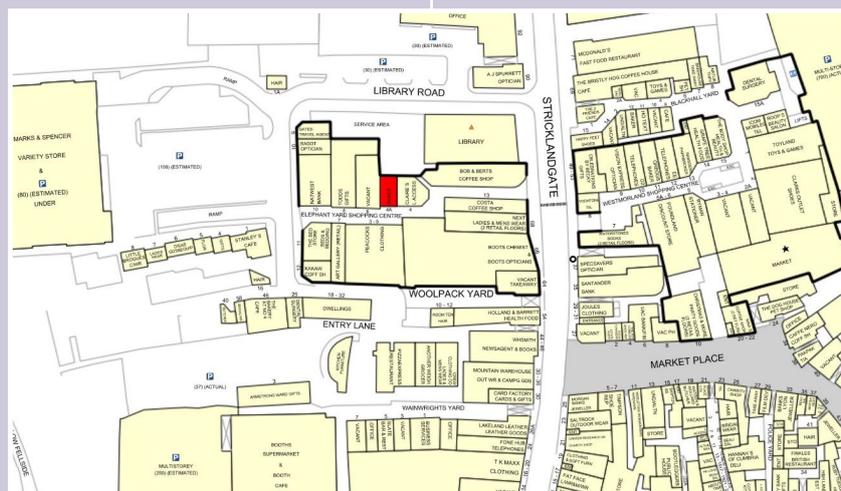
VIEWING

The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

Jack Sykes – j.sykes@edwin-thompson.co.uk

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