

# Mixed-Use Freehold Investment For Sale

167-169 Highgate, Kendal,  
Cumbria, LA9 4EN

Edwin  
Thompson



- A ground floor vacant hot food takeaway premises extending to approximately 70.78m<sup>2</sup> (762 sq ft).
- Two separately accessed upper floor two-bedroom flats let out at £13,200 per annum exclusive.
- High profile position on Highgate, in the heart of Kendal Town Centre
- Purchase price £350,000 exclusive – no VAT payable

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## LOCATION

The property is situated on Highgate in Kendal town centre forming a mid-terrace position between Highgate Veterinary Clinic and The Ironing Shop, close to the junctions of Gillinggate and Dowker's Lane. Highgate is popular with a range of retailers, leisure businesses and professional services with the subject premises being circa 400 metres to the south of Stricklandgate which is the prime retail thoroughfare in the town. Abbott Hall and the River Kent are around 75 metres to the southeast and Kendal Brewery Arts Centre is a similar distance to the northwest. The A6 Highgate travels north as a one-way system directly in front of the premises and the immediate surrounding area provides a mixture of retail, leisure and residential properties. A pedestrian ginnel runs to one side of the property, providing access to the rear and Dowker's Lane, where there are a number of pay and display car parks where permit parking is also available.

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).

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 hosts a number of festivals and events.

## DESCRIPTION

The property is a traditional two-storey mid-terrace stone and slate building, providing a self-contained ground floor shop, most recently used as a fish and chip café and takeaway and there are two separately accessed two-bedroom flats at first floor.

The ground floor takeaway fronts onto Highgate, incorporating a timber framed shop frontage with part exposed stone/painted rendered façade with "in" & "out" doorways and canopy over. Internally, there is stainless steel serving counter, stainless steel fryer equipment, seating area and customer WC. To the rear there is a food prep and storage area and the accommodation has a mix of tile and plaster painted walls, plaster painted ceilings with strip fluorescent lighting and floor coverings are vinyl and carpet. There are separate external doors to the kitchen and stores from a rear courtyard.

Flat 1 is arranged with two bedrooms (one with en-suite) and bathroom at first floor and an open plan living/kitchen within converted attic space. The kitchen is fitted with floor mounted units, stainless steel sink and drainer, provision for an integrated oven, tile splash back and vinyl flooring. The accommodation in general is carpeted throughout, has plaster painted walls and ceilings, timber framed single glazed sash windows to the front and UPVC double glazed windows to the rear.

Flat 2 is arranged with two bedrooms (one with en-suite), bathroom and kitchen at first floor level and an open plan lounge within the converted attic space. The kitchen has floor and wall mounted units, integrated oven and hob, stainless steel sink and drainer and vinyl flooring. The property is generally fitted with carpet flooring, plaster and painted walls and ceilings, and glazing is a mixture of single glazed wood framed sash to the front and UPVC double glazed to the rear.

The flats are accessed from an external staircase within the rear yard which is reached from the passageway from Highgate or alternatively from a rear car park on Dowker's Lane.

## ACCOMMODATION

The property has the following approximate gross internal areas:

Ground Floor Retail Unit	70.78m <sup>2</sup>	762 sq ft
Flat 1	53.42m <sup>2</sup>	575 sq ft
Flat 2	60.38m <sup>2</sup>	650 sq ft
<b>Total</b>	<b>184.58m<sup>2</sup></b>	<b>1,987 sq ft</b>

## SERVICES

The property is connected to mains water, gas, electricity and the mains drainage/sewerage system.

The ground floor takeaway and flats are separately metered and heating to the residential accommodation is provided via wall mounted electric units.

The services have not been tested and therefore should not be relied upon.

## RATEABLE VALUE

The ground floor retail unit has a Rateable Value of £6,300 and should be entitled to small business rate relief subject to meeting the relevant criteria and prospective purchasers should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 0300 373 3300.

## COUNCIL TAX

The upper floor flats are assessed for Council Tax purposes within Band B with a current annual payment for 2023/2024 of £1,696.48 per property.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Efficiency Ratings:

Ground Floor Takeaway	D94, expiring 13 September 2025.
Flat 1, 167 Highgate	E41, expiring 14 May 2031.
Flat 2, 168 Highgate	E47, expiring 14 May 2031.

Energy Performance Certificates are available on request or to download from the Government's Online EPC Database.

## TENURE

The property is being sold freehold, the ownership held under Title Number: CU141457.

## TENANCY AGREEMENTS

The flats are both let by way of Assured Shorthold Tenancy Agreements at rents of £550 per calendar month per property, therefore generating a gross annual income of £13,200.

The ground floor shop has recently become vacant having been a longstanding fish and chip takeaway/café.



**PROPOSAL**

Purchase price - £350,000 exclusive.

**VAT**

The Seller has advised that the building is not VAT registered and therefore VAT will not be payable on the sale consideration.

**MONEY LAUNDERING LEGISLATION**

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

**EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The land and property are sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

**LEGAL COSTS**

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

**VIEWING**

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

John Haley – [j.haley@edwin-thompson.co.uk](mailto:j.haley@edwin-thompson.co.uk)

Or

Ellie Oakley – [eoakley@edwin-thompson.co.uk](mailto:eoakley@edwin-thompson.co.uk)

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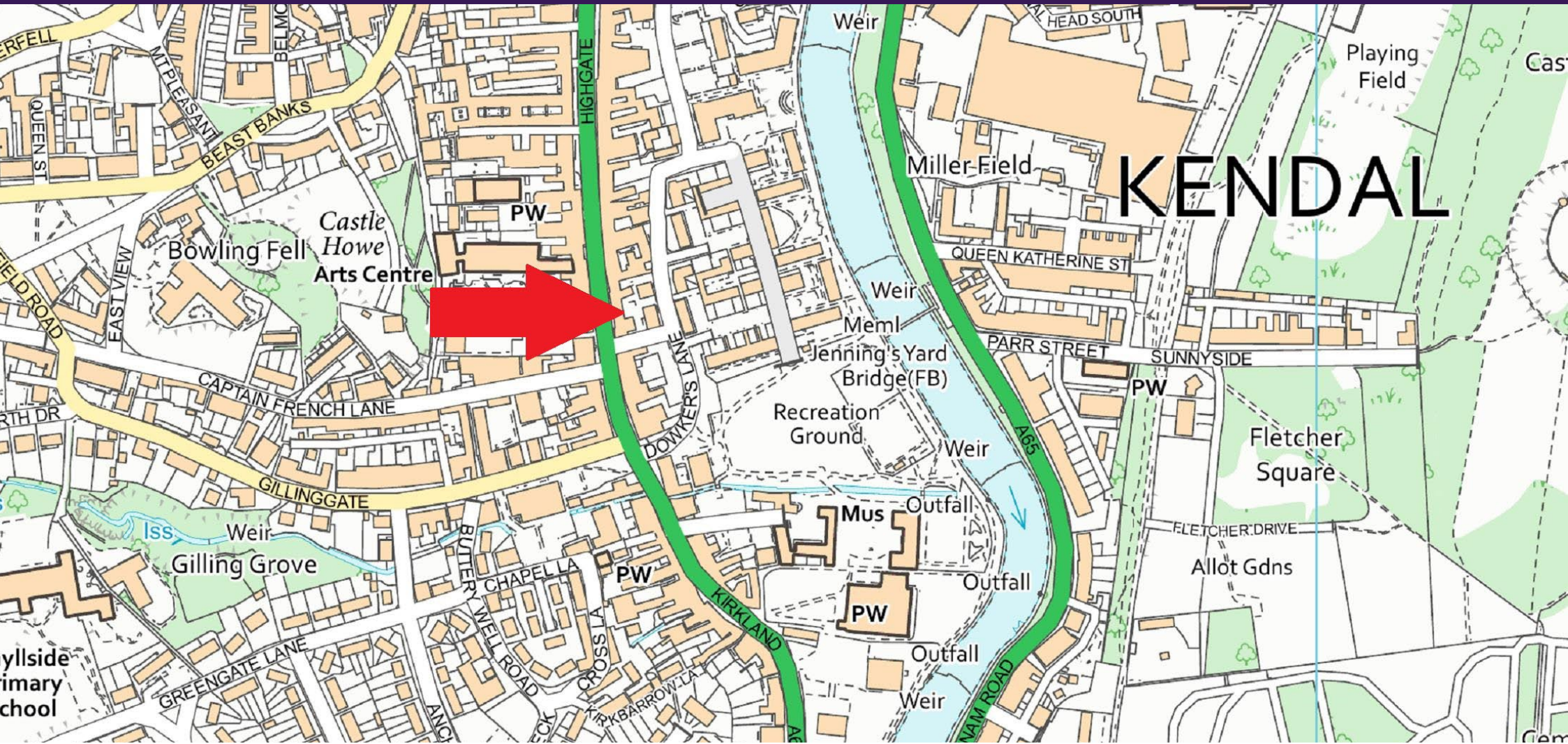
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