

Office/Retail Unit For Sale

19 Kirkland, Kendal,
Cumbria, LA9 5AF

Edwin
Thompson



- Self-contained office/retail premises in Kendal Town Centre.
- Net internal area – 69.21m² (745 sq ft)
- High profile to Kirkland and good surrounding car parking facilities
- Sale Price - £145,000

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LOCATION

The property is located on Kirkland which is one of the main routes into the market town of Kendal, South Cumbria, in the North West of England.

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 market 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).

Kirkland forms part of the A6 and main route in to Kendal, being a one-way system, popular with a range of retailers, leisure businesses and professional services. The subject property is situated at the southern end of the town centre, close by to the junctions of Gillinggate and Dowker's Lane. Abbott Hall and the River Kent are around 100 metres to the east and Kendal Brewery Arts Centre is a similar distance to the northwest with the main prime retail core, circa 400 metres to the north. There are a number of public car parks within the immediate vicinity offering pay and display and contract parking.

DESCRIPTION

The property comprises an attractive mid-terrace, two-storey office/retail building, constructed in stone underneath a multi-pitched slate roof incorporating a traditional timber framed shop façade and single glazed sash windows. There is a pedestrian entrance to one side, a secure rear yard and the premises are built over a ginnel that provides access to Peppercorn Car Park, Abbot Hall and the River Kent beyond.

Internally, the building has most recently been used as an Estate Agents with a sales office to the front of the ground floor and administration space and storage to the rear and at first floor there are three further offices, a fitted kitchen and male and female WCs. The sales office has carpeted flooring, part wallpapered/plaster painted walls, plaster painted ceiling, diffused fluorescent lighting, dado height data trunking, wall mounted radiators and display window.



There are four separate offices, all fitted out with carpeted flooring, wallpapered/plaster painted walls, plaster painted ceiling, fluorescent diffused lighting, dado height data trunking and wall mounted radiators.

The kitchen has vinyl flooring, wallpapered walls and ceiling, wall and floor mounted cupboard units, stainless steel sink and drainer with tile splash back, timber framed single glazed sliding sash window, wall mounted radiator and Valiant combination boiler.

ACCOMMODATION

The property has been measured on a net internal area basis as follows:

Ground Floor
32.13m² (346 sq ft)

First Floor
37.08m² (399 sq ft)

Total Net Internal Area
69.21m² (745 sq ft)

SERVICES

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

Heating and hot water are provided via a gas fired combination boiler, situated within the kitchen and which feeds wall mounted radiators throughout.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of D100, valid until 26 April 2026.

A copy of the certificate is available to download from the Edwin Thompson website or upon request.

RATEABLE VALUE

The property has a Rateable Value of £6,700 with estimated rates payable of £3,430 per annum although the premises will qualify for 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.

TENURE

The property is held freehold title of the whole under Title Number: CU152285 and will be sold with full vacant possession.

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.



PROPOSAL

The property is offered with full vacant possession, at a price of £145,000 exclusive for the freehold interest. The sellers reserve the right not to sell and are not bound to accept the highest or any offer received.

VAT

It is understood that the property is elected for VAT and therefore VAT will be payable on the sale consideration.

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 strictly by appointment with Edwin Thompson, contact:

John Haley – j.haley@edwin-thompson.co.uk
Ellie Oakley – eoakley@edwin-thompson.co.uk

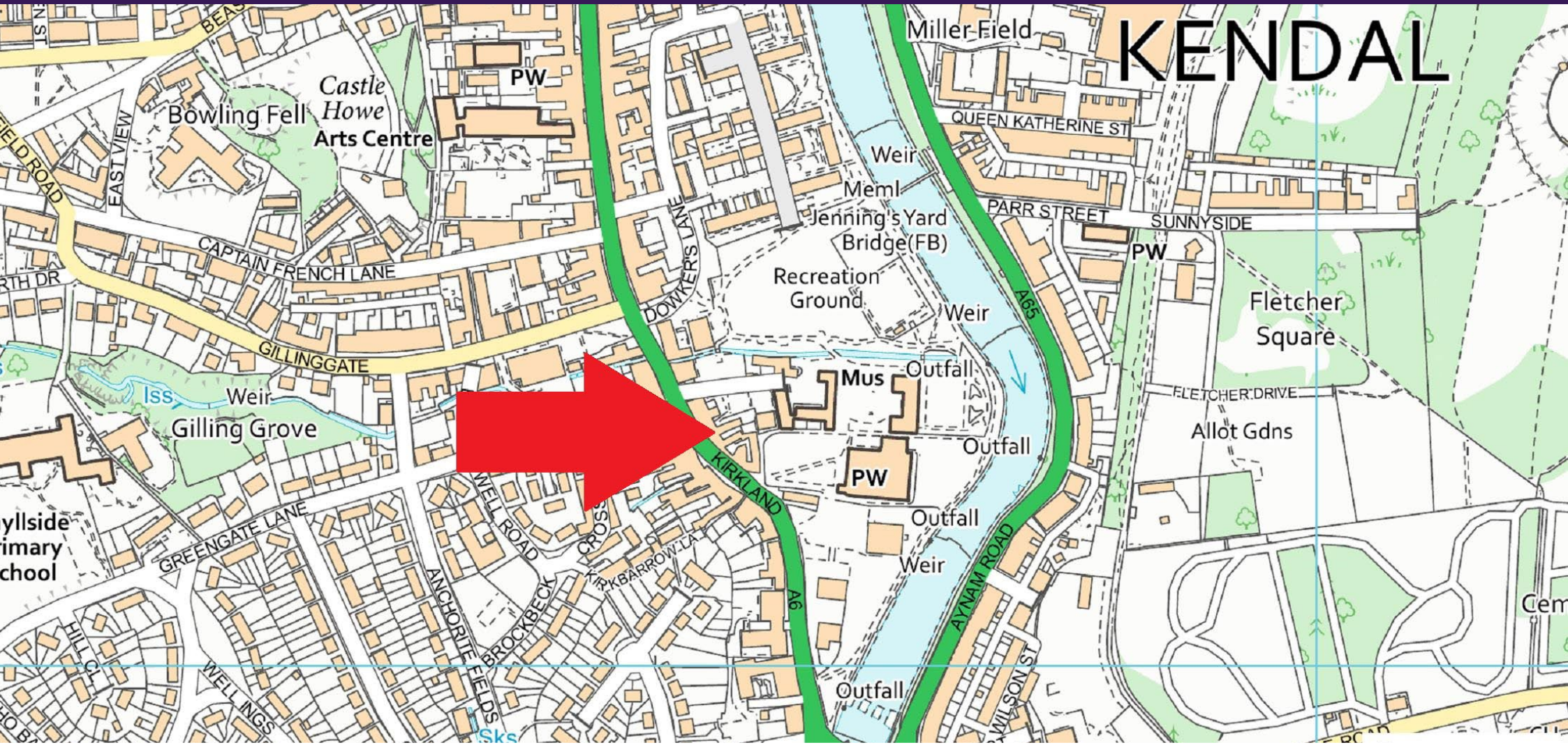
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