

Town Centre Retail Premises To Let

4 Library Road
Kendal
Cumbria
LA9 4QB

Edwin
Thompson



- Self-contained retail unit in the heart of Kendal town centre
- Attractive frontage and well-presented internally
- Benefitting from good footfall being adjacent to Marks & Spencer's
- Net Internal Area – 27.85m² (300 sq ft)
- 100% Small Business Rate Relief available for qualifying occupiers

Rental - £10,000 per annum exclusive

Ref B1381

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LOCATION

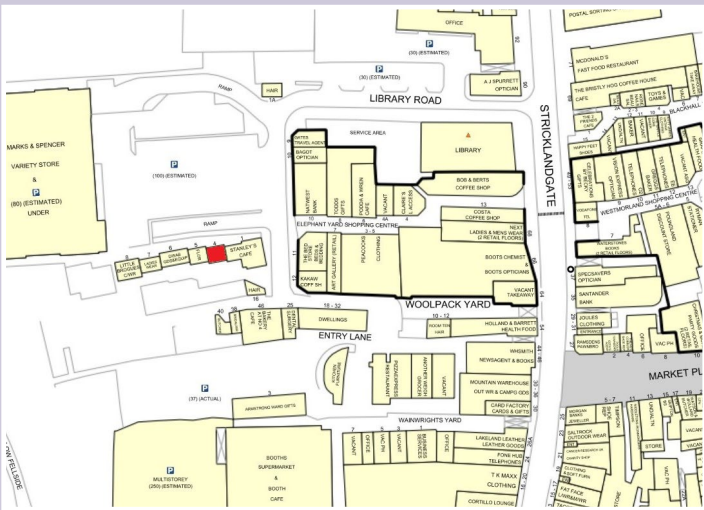
The property is located on Library Road close to the prime core of the retailing area of Kendal town centre, in Cumbria and the North West of England.

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).

Kendal provides 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. There are two main shopping centres, Elephant Yard which is opposite Library Road and has occupiers such as Next, Boots and Costa Coffee and the Westmorland Shopping Centre which has Clarks Shoes, Waterstones and EE.

The premises are situated on a quaint retailing parade running from Library Road up to Marks and Spencer's creating a busy footfall with other occupiers including Stanley's Café, Champagne Designers and Flowers by Arrangement. There are car parks immediately to the front and rear where there is also loading to the unit.



DESCRIPTION

The property comprises an attractive and self-contained, mid-terrace retail unit of stone construction, accessed from a central pedestrian door and having a glazed shop frontage to either side.

The shop floor is currently arranged with two retailing areas divided by a stud wall, which could be removed to provide one larger open plan area. There is a small storage cupboard with a cupboard unit, sink and door to a WC.

ACCOMMODATION

The property provides the following approximate net internal floor area:

Ground Floor/Total 27.85m² (300 sq ft)

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 £10,000 per annum exclusive.

RATEABLE VALUE

The Rateable Value is £7,300, therefore qualifying for 100% small business rate relief, subject to the occupier meeting the relevant criteria.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council - 0300 373 3300.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of D87, and the certificate is valid until 3 July 2029. A copy can be provided upon request.

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

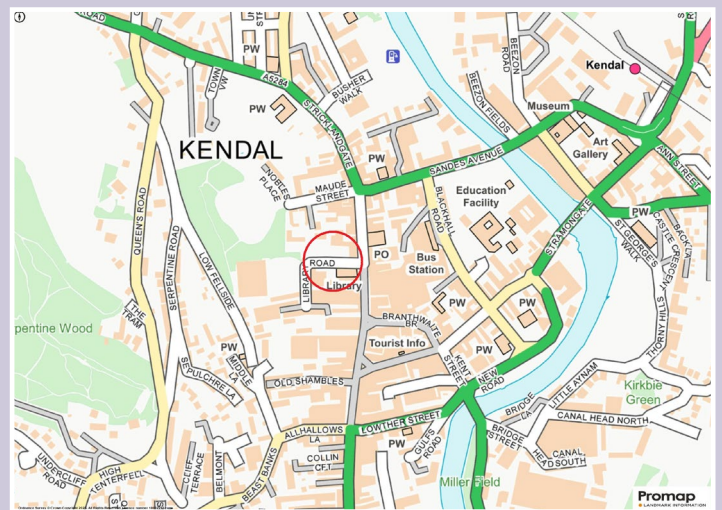
The unit is available to view by prior appointment with Edwin Thompson LLP. Contact:

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Newcastle
Windermere

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