

TO LET Prime Restaurant / Leisure Premises

The Woolpack Inn
Stricklandgate
Kendal
LA9 4PU

Edwin
Thompson



- Prominent Location within Kendal's Prime Retail Pitch
- Suitable for a Variety of Restaurant / Leisure Uses
- Rare Opportunity with current A3/A5 use
- Total Area 229.3 sq m (2,469 sq ft)

Rental – On Application

Ref W294M

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Montgomery Way
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LOCATION

The premises are located on Stricklandgate in the centre of the historic market town of Kendal, renowned as the gateway to the Lake District. Stricklandgate is the main thoroughfare leading through the town centre and the premises occupy a prime pitch in the very heart of Kendal Town Centre. It is an excellent trading location for a restaurant/leisure use.

Kendal which has a growing population of around 30,000 and with a catchment area of in excess of 50,000 people, provides a comprehensive range of shopping, leisure, cultural and educational amenities. The town enjoys a thriving tourist trade and is popular with visitors all year round.

Kendal is located just outside the Lake District National Park and is convenient for Junctions 36 to 38 of the M6 motorway and for Oxenholme Railway Station on the London to Glasgow main west coast line. Kendal is situated in south Cumbria, 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester.

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

DESCRIPTION

The Woolpack Inn offers accommodation over ground, first and second floors. At ground floor there is an area for a fully fitted commercial catering kitchen together with seating areas. The first floor offers further seating areas together with Male, Female and Disabled WC's. The second floor provides a mixture of offices, storage areas and a WC.

Although most recently used as a fast food restaurant, the property would be suitable for a range of other leisure uses.

The property offers fabulous access onto Stricklandgate, one of Kendal's main shopping areas.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor	93.3m ²	(1,005 sq ft)
First Floor	97.9m ²	(1,054 sq ft)
Second Floor	38.1m ²	(410 sq ft)
Total approximate Gross Internal Area	229.3m ²	(2,469 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a number of years to be agreed. Rental available upon application.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £34,500.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 01539 793245.

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

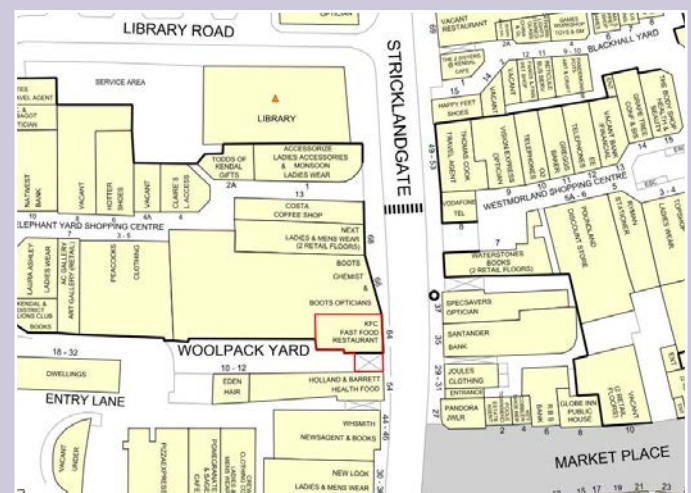
The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Suzie Barron – s.barron@edwin-thompson.co.uk

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

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