

FOR SALE

Prime Restaurant /
Leisure Premises

*The Woolpack Inn,
Stricklandgate, Kendal
LA9 4PU*



- 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)

Offers are invited for £450,000

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.

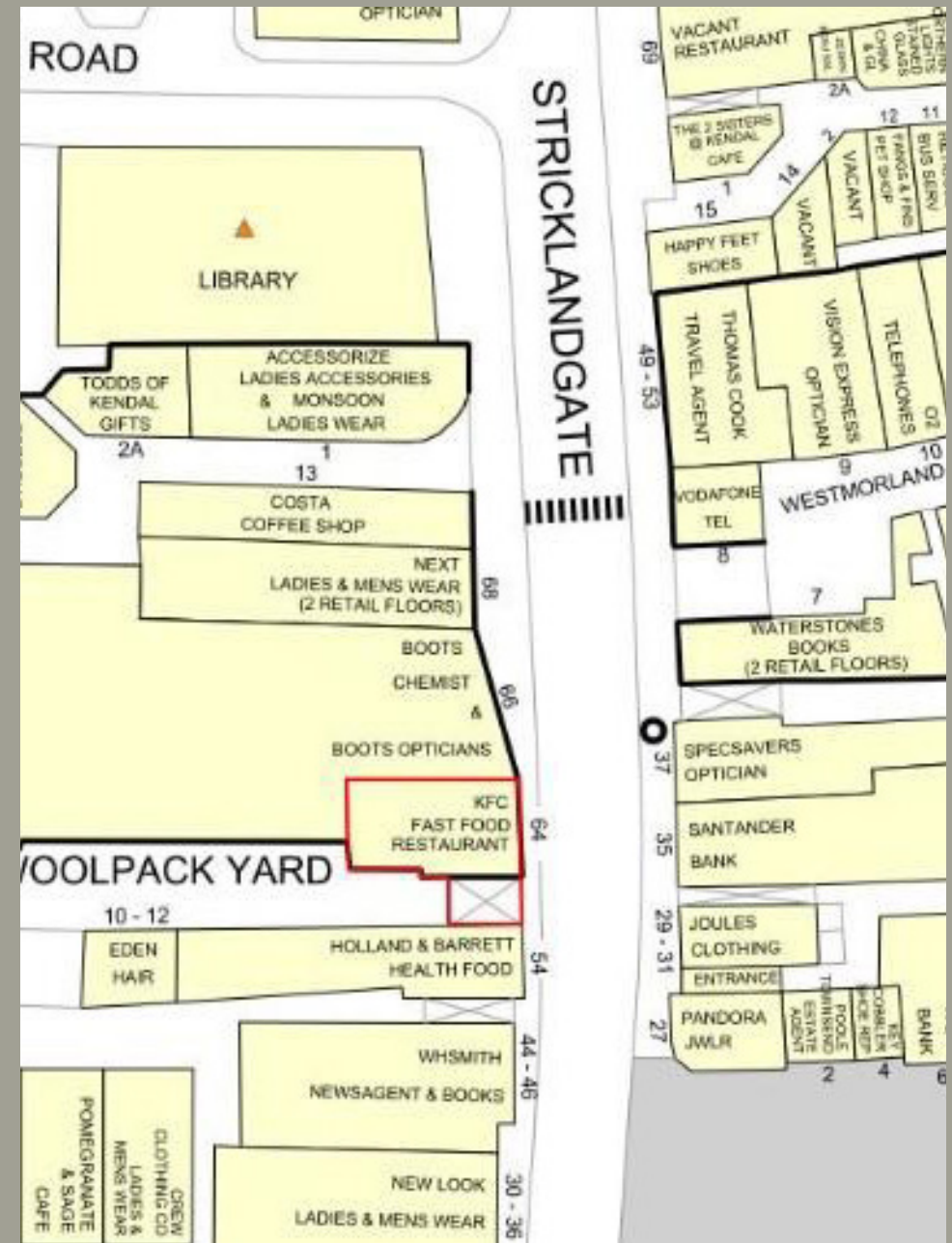
The attached GOAD plan shows the location of the premises outlined red (for identification purposes only).

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.

Externally the property has a white pebble dash finish with sash windows on all three floors under a pitched slated roof. There is an archway through to Woolpack Yard which receives good footfall and offers direct access onto Stricklandgate, one of Kendal's main shopping areas.

Although most recently used as a fast food restaurant, the property would be suitable for a range of other leisure or retail uses subject to obtaining the relevant consents.





ACCOMODATION

It is understood that the premises provide the following approximate measure- ments:

| | | |
|---------------------|---------------------|---------------|
| 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) |
| Ground Floor | 229.3m ² | (2,469 sq ft) |

SALE TERMS

Offers are invited for the freehold of the premises for £450,000.

VAT

All figures are exclusive of VAT where applicable.

RATEABLE VALUE

According to the Valuation Office Agency website, it is understood that the property has a Rateable Value of £34,500.

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is being undertaken and will be available from Edwin Thompson on request.

LEGAL COSTS

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

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract. 2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor. 4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn. 5. These particulars were prepared in October 2023

Edwin
Thompson



VIEWING

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

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

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

Tel: 01228 548385

www.edwin-thompson.co.uk