

TO LET Prime Retail Premises

4 Elephant Yard
Kendal
Cumbria
LA9 4QQ

Edwin
Thompson



- Well located ground floor retail unit within Kendal's thriving retail sector
- Attractive Shop Frontage
- Ground Floor Sales of approximately 1,237 sq ft
- Surrounding occupiers include Boots, Next, Peacocks and Costa Coffee

Rental – On Application

Ref W294M

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LOCATION

The market town of Kendal is situated in South Cumbria, 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester. The town lies approximately 6 miles from Junction 36 of the M6 motorway and adjacent to the west coast main railway line.

Kendal, known as 'The Gateway To The Lakes' enjoys a significant tourist trade throughout the year and has a residential population of approximately 28,586 (2011 Census). The town has a catchment area of in excess of 50,000 people.

The retail unit occupies a prime trading position within the highly successful Elephant Yard – a thriving retail sector in the heart of Kendal. Elephant Yard boasts some of the leading high street retailers including Boots The Chemist, Next, Peacocks, Claires Accessories and Costa Coffee. Elephant Yard is managed as a fashion retail centre and is situated only 100m from the Marks and Spencer superstore boasting a peak season monthly footfall of 330,000 people and an annual figure grown year on year to in excess of 3.5 million people.

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

DESCRIPTION

Unit 4 is a modern purpose built retail unit situated at ground floor and providing an open plan sales area with an attractive glass/wood display frontage.

Internally, the accommodation has laminate flooring and suspended ceiling with fluorescent lighting. The unit also benefits from a WC, kitchenette and ground and first floor storage areas.

The unit is separately metered for electricity and water and benefits from a high quality and friendly on-site management service. This includes CCTV, external music and advertisement and a versatile goods yard.

ACCOMMODATION

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

Ground Floor Sales	114.9 sq m (1,237 sq ft)
Ancillary	42.9 sq m (461 sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease by way of a service charge for a number of years to be agreed. Rental available upon request.

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of Elephant Yard.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate has been produced for the premises and a copy of the Certificate is available upon request.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £20,000.

Prospective tenants should check that 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

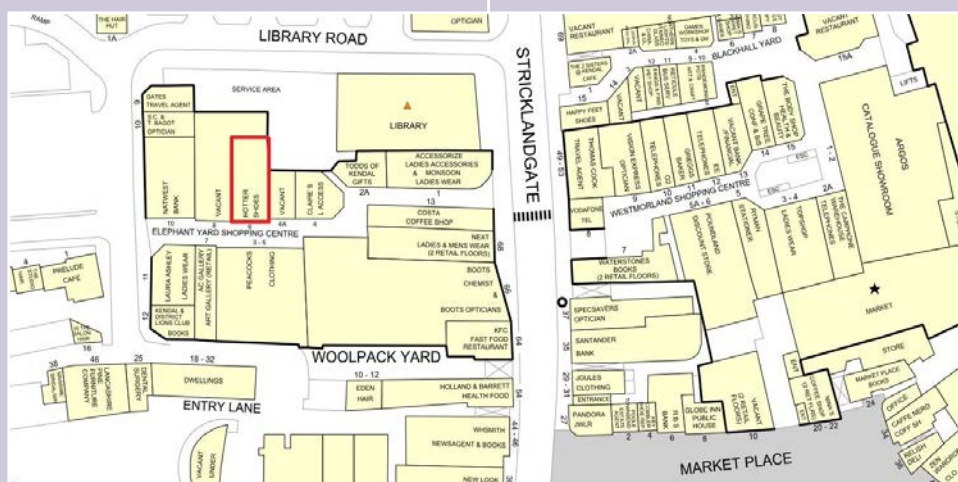
The property is available to view by prior appointment with Edwin Thompson LLP
Contact:

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