



Edwin
Thompson



FOR SALE BY PUBLIC AUCTION 4 MARCH 2026
185 Highgate, Kendal, Cumbria, LA9 5AA



PROPERTY SUMMARY

- Self-contained retail premises in Kendal town centre
- Upper floor formerly configured as a residential apartment, benefitting from separate access
- Net Internal Area – 100.89m² (1,086 sq ft)
- Excellent conversion potential to residential, subject to obtaining the necessary planning consents
- Pre-application advice available upon request
- Virtual tour available
- Guide price - £85,000



LOCATION

The property is located on Highgate which is in Kendal town centre and one of the main retailing areas.

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 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).

Highgate 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, adjacent 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 north west 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.

Kendal has 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. As well as all year-round tourism, Kendal benefits from a number of festivals and events.

DESCRIPTION

The property comprises a mid-terrace, two-storey office/retail building, of stone construction, rendered and painted externally underneath a pitched slate roof. The premises incorporate a central front timber pedestrian door from Highgate and traditional timber framed single glazed shop frontage to one side as well as a mixture of timber framed and double glazed sash and more modern windows.

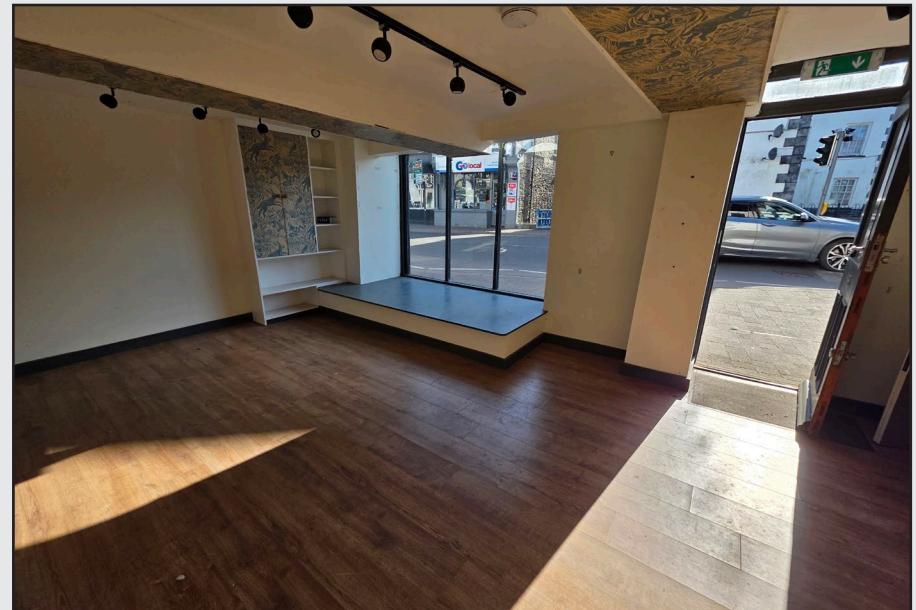
Internally, the accommodation is arranged with a ground floor sales area, separate rear office that could be knocked into the front shop, WC and understairs storage. There is a mixture of timber effect laminate and timber panel flooring, part plaster painted/feature wallpapered walls, plaster painted ceiling, LED panel and spot lighting, wall mounted electric radiators and door to rear yard.

The first floor was formerly a residential apartment, now providing further office space, reached via a wide staircase, having carpeted floors, plaster painted walls and ceiling with exposed timber trusses, LED panel lighting, wall mounted electric radiators, feature fireplace and further WC with shower facility.

The attic is arranged in two areas, accessed via staircases and providing useful storage with natural light from skylights as well as traditional lighting and electric points.

Externally, there is an enclosed yard which is accessed from covered archway to one side or from the rear porch of the building.

The premises currently has planning approval for use as an office but was previously a self-contained retail unit at ground floor and residential flat at first and attic levels and could be converted back to these uses, subject to gaining change of use.





PLANNING

The Vendor has sought pre-planning advice which states that conversion to residential would bring the building back into use and therefore the principle of change of use to residential is likely to be acceptable. A full copy of the advice is available upon request.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground Floor	43.03m ² (463 sq ft)
First Floor	40.44m ² (435 sq ft)
Attic	17.42m ² (188 sq ft)
Total	100.89m ² (1,086 sq ft)

SERVICES

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

RATEABLE VALUE

The property has a current Rateable Value of £5,600 and a future Rateable Value of £7,200 effective from 1 April 2026, although the premises may qualify for small business rate relief subject to the required criteria.

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

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of D80 and a copy of the certificate is available to download from the Edwin Thompson website or can be provided upon request.

VAT

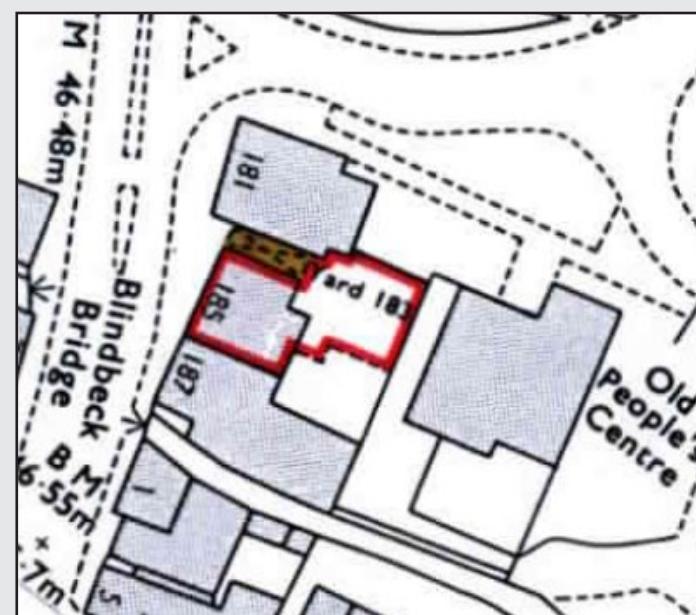
All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

PROPOSAL

The property is being offered at Landwood Group Public Auction on 4 March 2026.





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KENDAL
CUMBRIA
LA9 5AA**

VIEWING

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

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