

7566/BB

## KENDAL

21 STRICKLANDGATE  
LA9 4LY

## TO LET

\*\*\* TOWN CENTRE LOCATION \*\*\*

\*\*\* PRIME RETAIL UNIT \*\*\*

\*\*\* SUITABLE FOR VARIOUS  
COMMERCIAL USES \*\*\*

### LOCATION

Kendal is situated in south Cumbria and lies approximately 8 miles from Windermere, 50 miles south of Carlisle and 25 miles north of Lancaster. The M6 motorway junctions 36 and 37 are approximately 6 miles north and south from the centre of the town. Kendal has a resident population of approximately 30,000 but enjoys significant tourist trade throughout the year due to its proximity to the Lake District and Yorkshire Dales National Parks.

The subject property is located on Stricklandgate which is one of Kendal's busiest streets within the town centre. Other operators on here include Loungers, Mountain Warehouse, Greggs, VPZ and Farrer's.

### DESCRIPTION

A three-story mid terraced building of block construction under a pitched slate roof. The accommodation has most recently been operated as a charity shop but is suitable for a variety of commercial uses.

Internally, the unit provides a rectangular shaped layout widening towards the rear, that comprises of an open plan ground floor sales area, modern in specification, with an integral staircase that provides access to the upper floors and basement. WC and kitchen on the first floor and WC on the second floor.

### ACCOMMODATION

Net Sales Area	545 sq ft	(50.59 sq m)
First Floor	682 sq ft	(63.37 sq m)
Second Floor	750 sq ft	(69.63 sq m)
Basement	577 sq ft	(53.63 sq m)



### SERVICES

We understand mains water, electricity and drainage are connected.

### RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £23,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

### TERMS

The property is shortly available **TO LET** on a new lease for a term of years to be agreed, at a rent of **£27,500 per annum exclusive**.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of D-91.

### VAT

We are advised that the property is not VAT elected, and therefore VAT is not payable on the rent.

### VIEWINGS

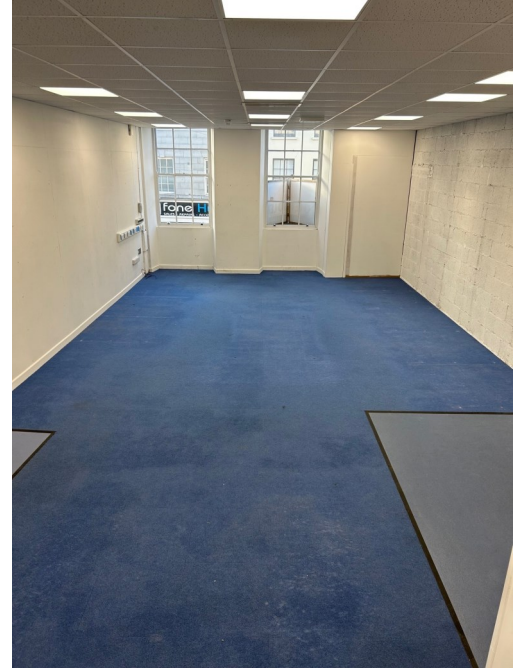
Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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**Details prepared**  
February 2025

## Ground Floor & First Floor



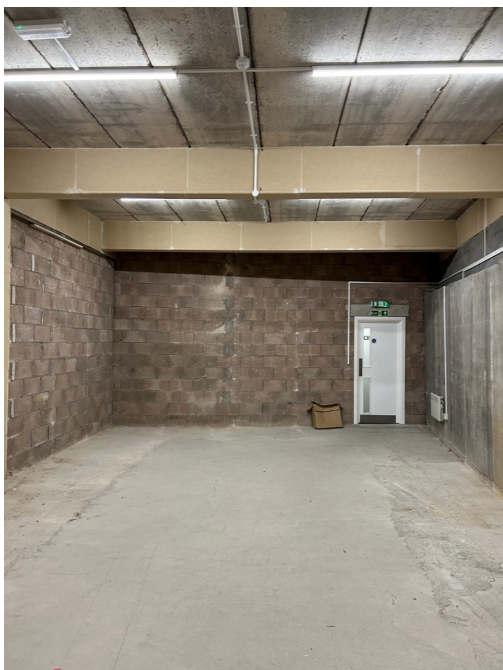
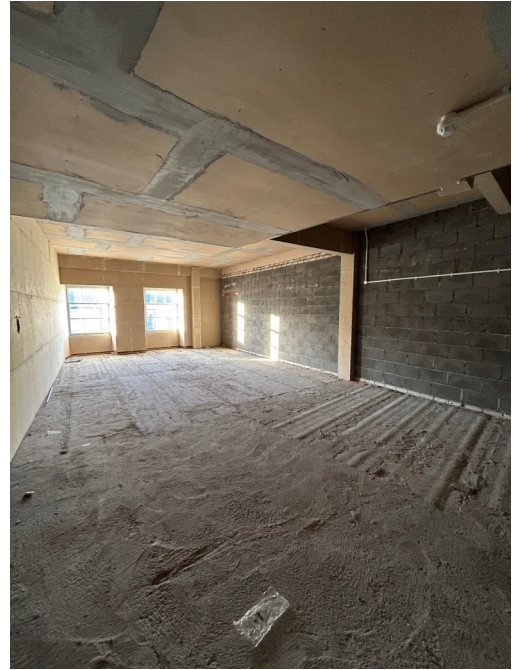
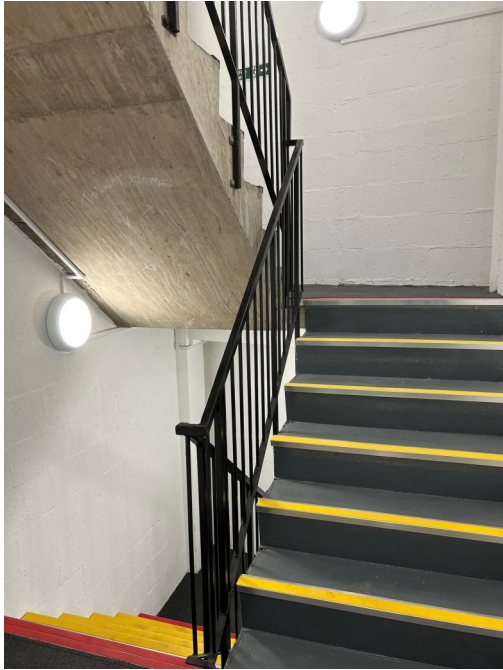
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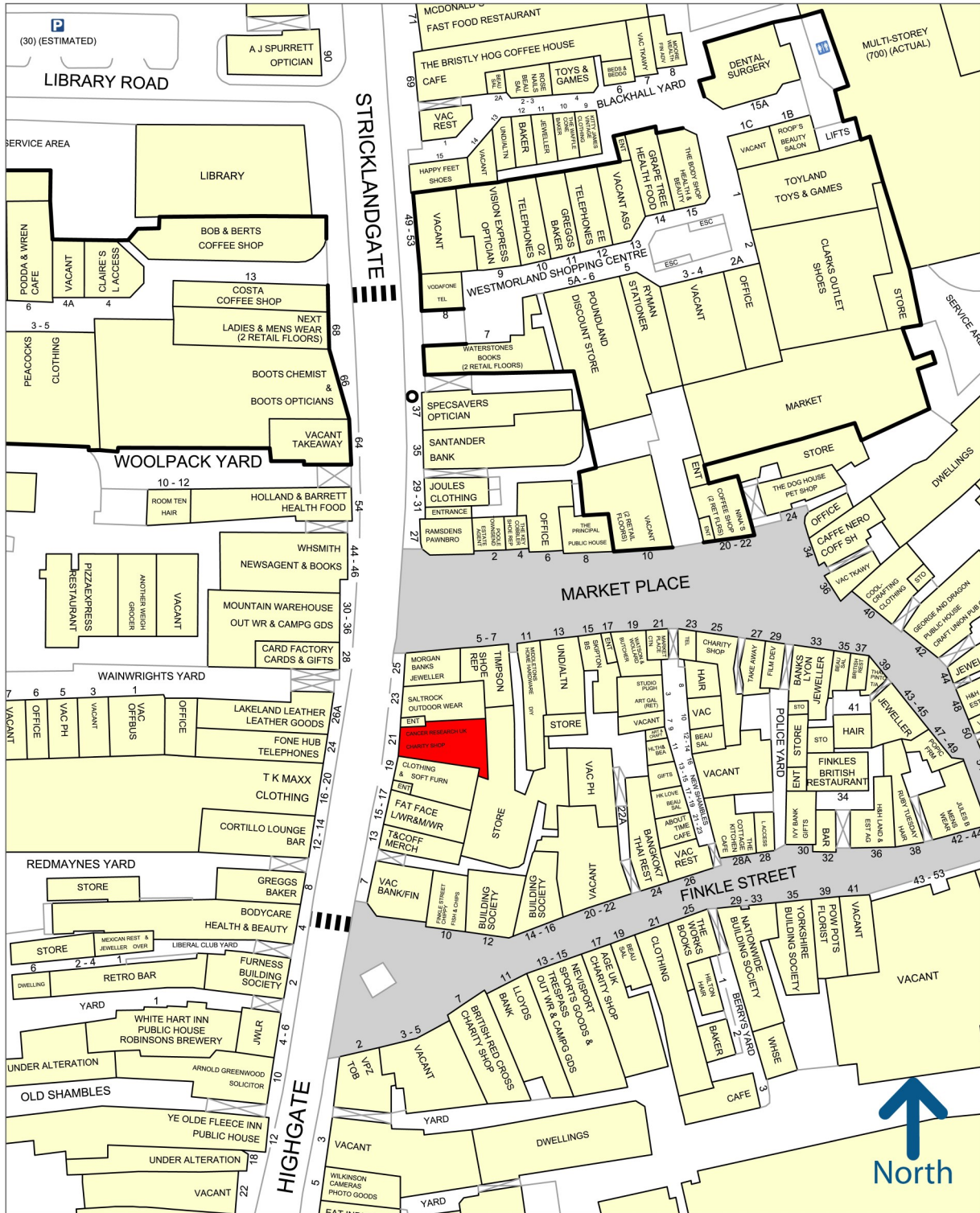
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**Second Floor & Basement**





Experian Goad Plan Created: 08/07/2024  
Created By: Carigiet Cowen



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