

KENDAL –



RETAIL UNIT TO LET *RENT FREE!* Unit 20



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LOCATION / DESCRIPTION – Kendal is one of the most important towns in the Lake District with 90,000 residents within 30 minutes drive time. It is 15 minutes from junction 36 of the M6 motorway and 20 minutes from Lake Windermere. The K Village Mall is situated just to the South of the town centre fronting the inner ring-road in a beautiful location adjacent to the River Kent. It comprises 80,000 sq ft of retail space anchored by a 20,000 sq ft Clarks store together with Pavers Shoes, Klass, Denby and a recently opened Terrazzo Bistro Cafe. There is an underground car-park for 500 vehicles plus coach parking. The shop occupies a prominent corner location being close to the main entrance and the escalators from the multi-story car park. This is a well fitted unit with timber effect flooring, solid suspended ceiling with inset lighting and HVAC air handling.

ACCOMMODATION – The subject premises have the following approximate areas / dimensions :

Ground Floor Sales	104.24 sq m	1,122 sq ft
Stock Room	18.58 sq m	200 sq ft
Staff Room	9.3 sq m	100 sq ft

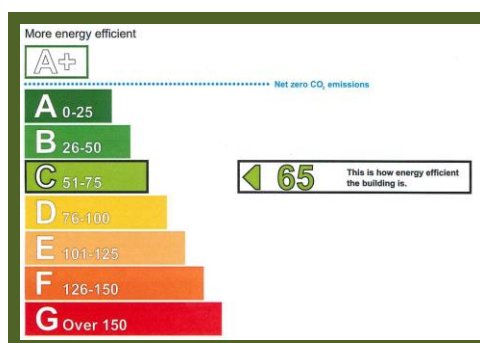
Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.

LEASE TERMS / TENURE – The premises are available by way of a new effectively full repairing and insuring lease (by way of a service charge) at a rent of £20,000 per annum payable quarterly in advance.

SERVICE CHARGE – A service charge of £7.40 per sq ft covers the maintenance of the mall, common areas, external terracing and car-park. There is also a promotional budget.

LEGAL COSTS – Each party are to bear their own legal costs incurred in the documentation of this transaction.

EPC – 9740-3034-0403-2500-6225 (C)



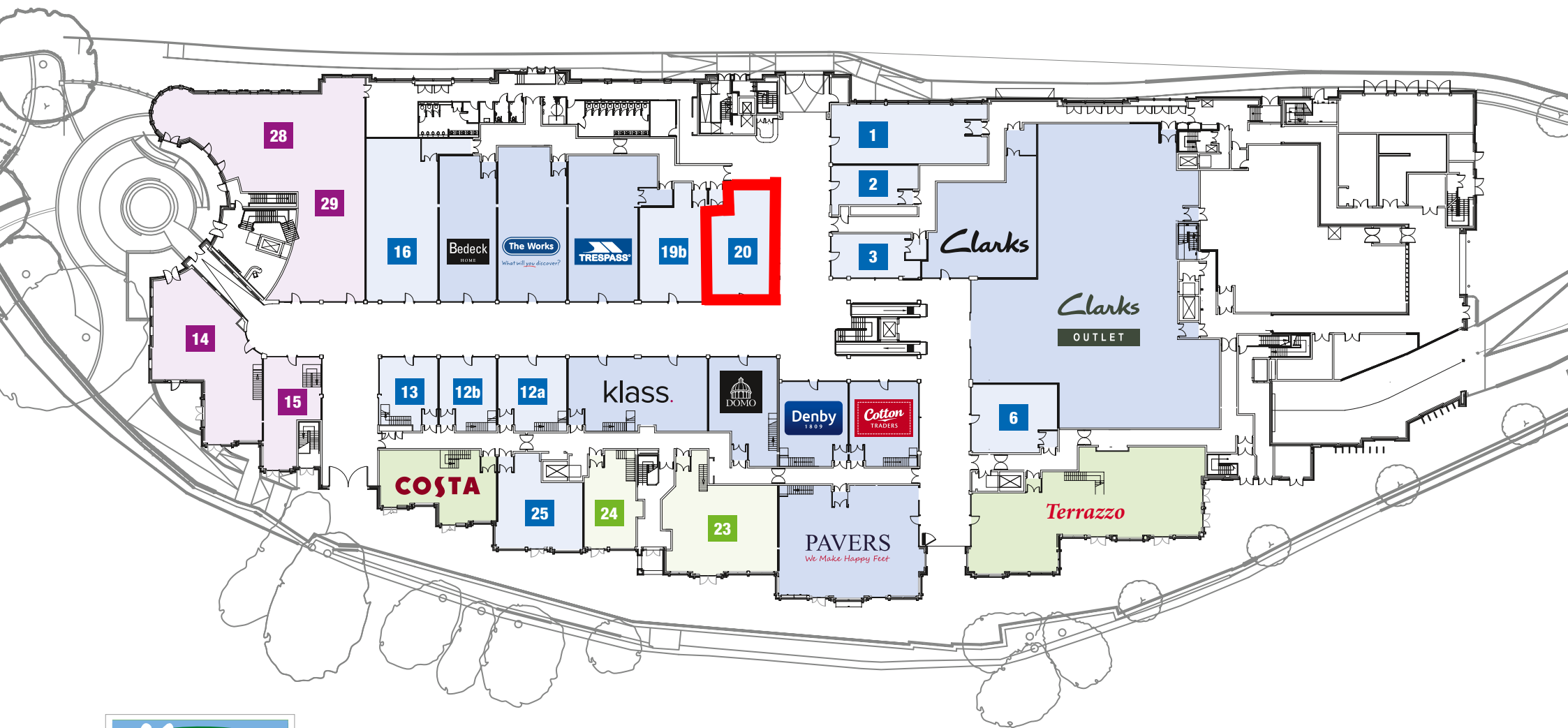
RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £36,000 giving a rates payable for 2016/2017 of £17,892.

We would advise interested parties to verify this information themselves.

VIEWING – Strictly by appointment with John Brady or Sarah Jones of this office (0161 839 1213) or our Joint Agent CHD Property (0207 734 2080).

For details of other properties our web-site address is - www.bradys.co.uk

MISDESCRIPTION - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property. DETAILS AMENDED – April 2016



Ground Floor Plan Retail & Offices Layout

Retail unlet

Retail let

Catering unlet

Catering let

Office unlet

Office let