

## RESTAURANT TO LET – Units 28 & 29



**Brady Chartered Surveyors**

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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 Outlet 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 factory outlet space anchored by a 20,000 sq ft Clarks store together with Cotton Traders, Trespass, Pavers Shoes, Mountain Warehouse and Whittards. It has an underground car-park for 500 vehicles plus coach parking. Unit 28 and 29 would make an ideal family dining outlet overlooking the junction of the A6 and A65 with a large open terrace with stunning views over the bridge crossing of the River Kent and the historic war memorial.

**ACCOMMODATION** – The premises are available to an enhanced shell specification with HVAC air-handling, sprinklers and glazing to the exterior frontage :

Ground GIA                      458 sq m    4,930 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 20 year effectively full repairing and insuring lease (by way of service charge), subject to reviews every 5<sup>th</sup> year.

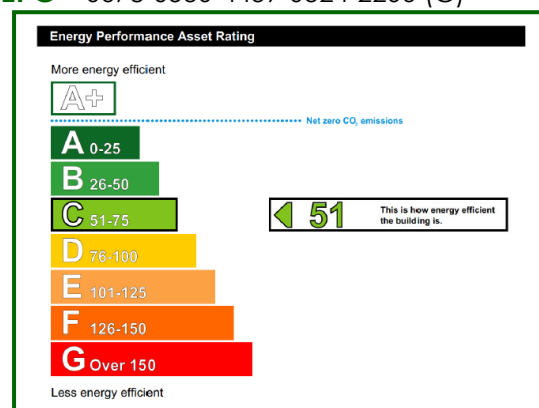
**RATING ASSESSMENT** – To be assessed.

*We would advise interested parties to verify this information themselves*

**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.

**RENTAL** – £60,000 per annum.

**EPC** – 0678-0530-4439-0324-2206 (C)

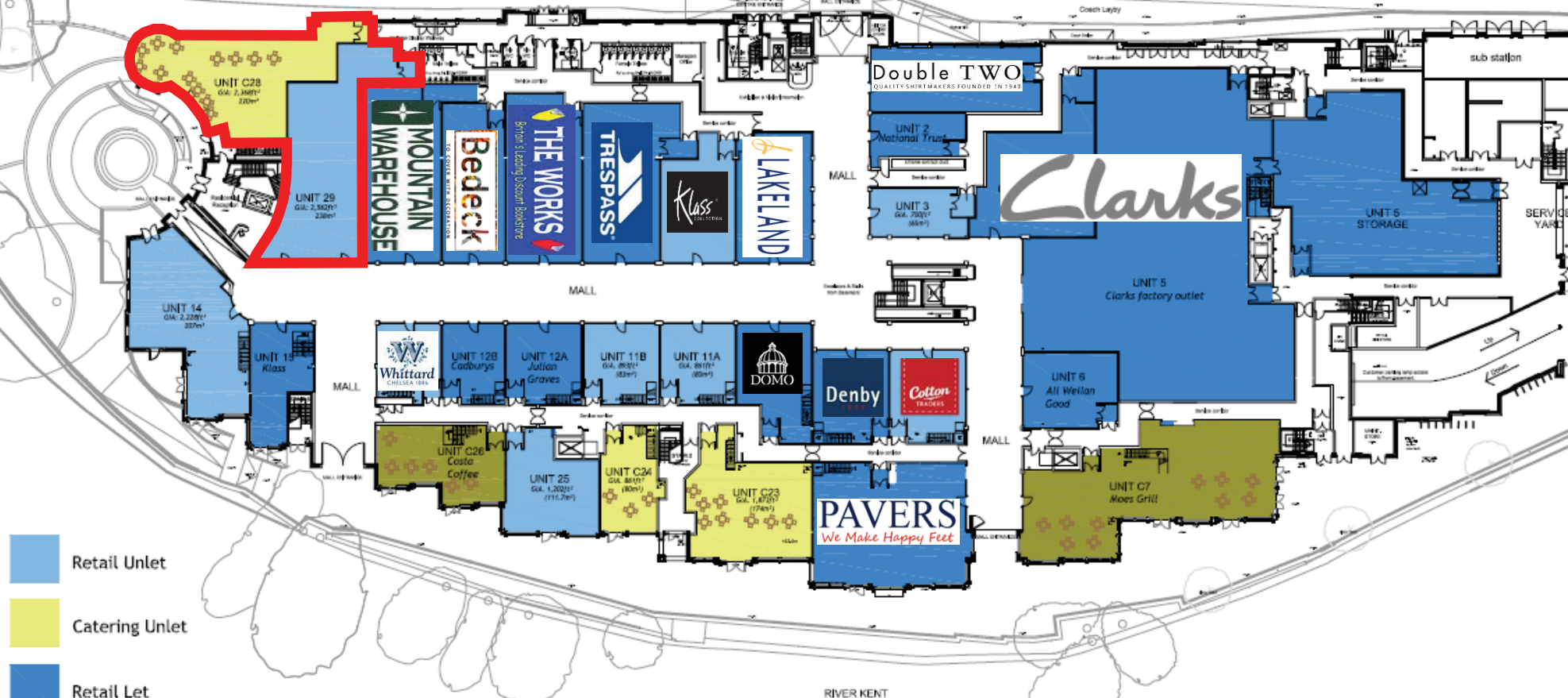


**LEGAL COSTS** – Each party are to bear their own legal costs incurred in the documentation of this transaction.

**VIEWING** – Strictly by appointment with John Brady of this office (0161 839 1213 / [john@bradys.co.uk](mailto:john@bradys.co.uk)) or Simon Adams of Peill & Co (0845 450 4444)

**For details of other properties our web-site address is - [www.bradys.co.uk](http://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: January 2014



-  Retail Unlet
-  Catering Unlet
-  Retail Let
-  Catering Let



**GROUND FLOOR PLAN**  
Retail Layout  
Kendal Riverside Ltd