

K Village – The Lakes Outlet Retail Unit to Let on New Lease

**Unit 19b, K Village
Riverside Place
Kendal
Cumbria
LA9 7FH**



Kendal is one of the most important market towns in the Lake District with 90,000 residents within a 30-minute drive time. Kendal lies approximately 15 minutes from junction 36 of the M6 motorway and 15 minutes from Windermere.

Location

The K Village outlet mall is situated to the south of the town centre in a beautiful riverside location, adjacent to the River Kent and adjacent to the main vehicular routes through the town. The scheme 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, Costa Coffee, Pro Cook and Whittards, together with a full price Clarks shop. There is an underground car park for 500 vehicles plus coach parking.

Description

The property has a double-fronted display shop front and is situated within the enclosed mall between Trespass and Lakeland and has a steel plate floor, pendant lighting and HVAC air-conditioning.

Accommodation

Ground floor sales	108.42 sq m	(1167 sq ft)
Basement stockroom, staff area and wc	33.6 sq m	(362 sq ft)

Lease terms

The property is available to let on a new 10-year effectively full repairing and insuring lease (administered by way of a service charge), subject to reviews every 5th year.

Rent

A commencing rental of £18,500 per annum exclusive.

Service charge

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

Rating Assessment

Rateable value £38,500
UBR – 48.2p (2014/2015)

There is likely to be some form of relief available to an ingoing tenant – further details on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

VAT

All prices, rentals and outgoings are quote exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment with the joint agents Peill & Company, tel 01539 727 378 (Simon Adams dealing), kendal@peill.com for viewings or John Brady of Bradys in Manchester.

