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### 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 30minute 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 5<sup>th</sup> 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

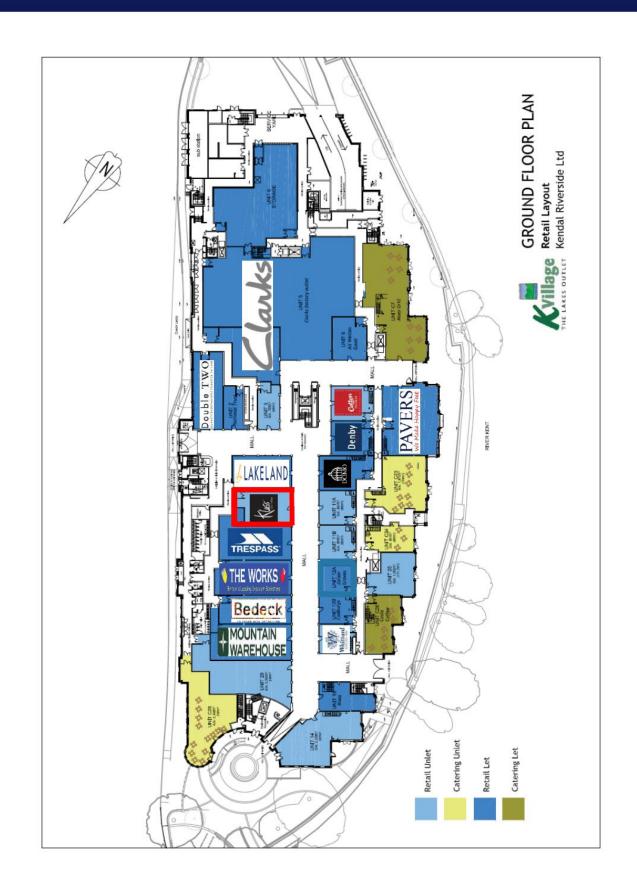
All prices, rentals and outgoings are quote exclusive of, but may be liable to, VAT.

#### 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.

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Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.