

# KENDAL –



## RETAIL/POTENTIAL RESTAURANT TO LET

### Units 21 & 22 (Former Pavers) LA9 7FH



**Brady Chartered Surveyors**

Alliance House,  
30 Cross Street,  
Manchester M2 7AQ

**T: 0161 839 1213**

**F: 0161 839 1046**

**E: office@bradys.co.uk**

**www.bradys.co.uk**

**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. The scheme is being remodelled with a planning application lodged for a 69 room Travelodge. Costa Coffee and Terrazzo Café Bar overlook the River Kent with generous external seating area and the scheme has underground parking for 500 vehicles. This unit also overlooks the River and subject to planning would be ideal for food and beverage use.

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

Internal Width	17.86 m	58 ft 7 ins
Shop Depth	14.09 m	46 ft 3 ins
Ground Floor Sales	236 sq m	2,540 sq ft
Basement Staff/Store	95.26 sq m	1,025 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 £39,750 per annum payable quarterly in advance.

**SERVICE CHARGE** – A service charge of £4 per sq ft covers the maintenance of the mall, common areas, external terracing and car-park.

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

**EPC** – An EPC is currently being commissioned and will be available upon request.

**RATING ASSESSMENT** – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £16,250.

Assuming no phasing applied gives Rates Payable of £7,800 for 2018/2019.

**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 or Sarah Jones of this office.

**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 PREPARED : June 2018