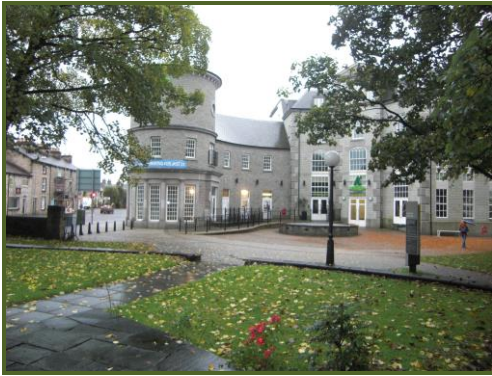


## FORMER BAR RESTAURANT TO LET – UNIT C7 IDEAL FOR COFFEE/TEA SHOP/FAMILY DINING TO ANCHOR THIS FACTORY OUTLET CENTRE



**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. There is an underground car-park for 500 vehicles plus coach parking. This unit is situated opposite Pavers and close to Clarks Shoes Factory Outlet with the additional benefit of a large external terrace overlooking the River Kent. Previously used as a restaurant, the premises have the benefit of a kitchen, WC facilities, a fitted front of house area with HVAC air handling.

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

Ground Floor GIA	322 sq m	3,466 sq ft
Basement	140 sq m	1,507 sq ft

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

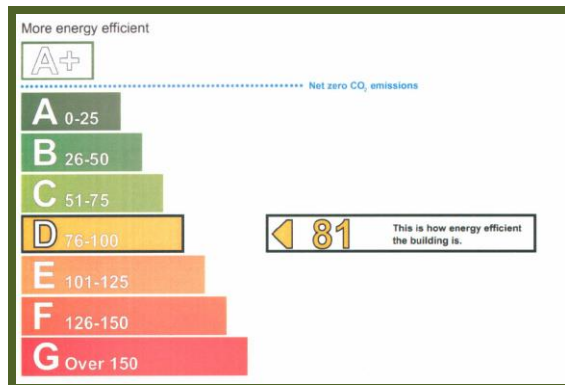
**LEASE TERMS / TENURE** – The premises are available by way of a new 20 year effectively full repairing and insuring lease (by way of service charge), subject to reviews every 5<sup>th</sup> year.

**RENTAL** – A low base rent with turnover top up rent will be considered by the Landlord who is keen to attract in an anchor.

**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** - 0674-0530-4439-0324-2202



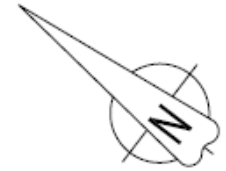
**RATING ASSESSMENT** – This is currently subject to appeal. Further details from the letting agent.

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

**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