

RETAIL UNIT TO LET – Unit 12b



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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 just 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. The shop fronts the enclosed mall being adjacent to Whittards and opposite Mountain Warehouse and The Works. It has an attractive shop front, suspended ceiling with inset lighting and air-conditioning, tiled floor and well lit counters around the perimeter.

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

Ground Floor Sales	46.5 sq m	500 sq ft
B/ment Stockroom, kitchen, office & WC	56 sq m	600 sq ft

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

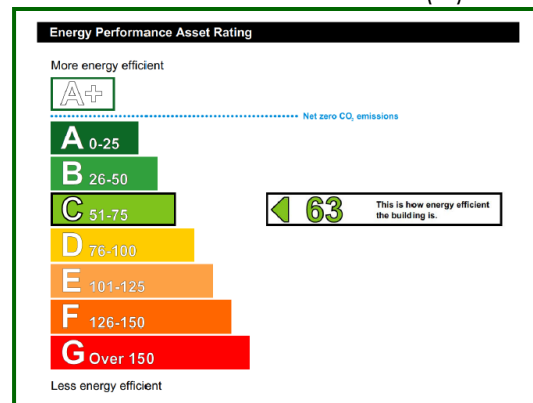
LEASE TERMS / TENURE – The premises are available by way of a new 10 year effectively full repairing and insuring lease (by way of service charge), subject to reviews every 5th year.

RENTAL – £12,000 per annum.

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 – 9740-3034-0403-1501-6225 (C)



RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £25,500 giving a rates payable for 2014/2015 of £12,291.

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) or Simon Adams of Peill & Co (0845 450 4444)

For details of other properties our web-site address is - 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 March 2014



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