

RETAIL/POTENTIAL RESTAURANT TO LET

Unit 26 (Former Costa Coffee) LA9 7FH



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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 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. The scheme has underground parking for 500 vehicles.

Previously traded as Costa Coffee the premises have an attractive seating area with servery and customer WC.

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

Ground Floor Sales	119 sq m	1,281 sq ft
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Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.

LEASE TERMS / TENURE – A new 10/15 year effectively full repairing and insuring lease (by way of service charge). A base rent of £20,000 per annum plus 10% annual turnover (net of VAT) in excess of £200,000. Rent reviews every 5th year to the higher of the annual rise in RPI for the previous 5 years or 80% of the previous year's turnover.

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

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

RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £8,200. Consequently, no general rates are payable, but we would ask the ingoing tenants to check the Local Authority themselves.

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.

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 PREPARED : October 2018

