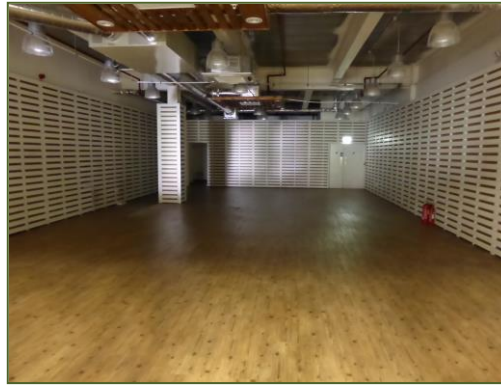


KENDAL –



RETAIL UNIT TO LET

Unit 16



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. It comprises 80,000 sq ft of factory outlet space anchored by a 20,000 sq ft Clarks store together with Pavers Shoes, Klass, Denby and a recently opened Terrazzo Bistro Cafe. There is an underground car-park for 500 vehicles plus coach parking. The shop unit fronts the enclosed mall being opposite the new Klass fashion outlet. The unit has industrial style lighting, timber effect floor and walls and HVAC air handling.

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

Ground Floor Sales	200 sq m	2,153 sq ft
Basement	42 sq m	452 sq ft
Disabled WC	-	-

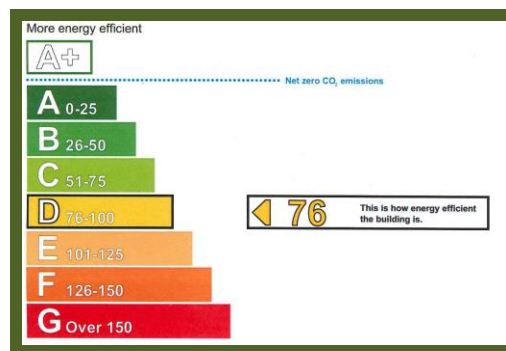
Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.

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 £25,000 per annum payable quarterly in advance.

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 – 0675-0530-4439-0324-2102 (D)



RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £42,250 giving a rates payable for 2016/2017 of £20,998.25.

We would advise interested parties to verify this information themselves.

VIEWING – Strictly by appointment with John Brady or Sarah Jones of this office (0161 839 1213) or our Joint Agent CHD Property (0207 734 4080).

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 – April 2016



Ground Floor Plan Retail & Offices Layout

