

Retail Premises To Let

7 Elephant Yard
Kendal
Cumbria
LA9 4QQ

Edwin
Thompson



- Well Located Ground Floor Unit in Thriving Retail Sector
- GF sales of approximately 566sq ft
- Surrounding occupiers include Boots, Next, Costa Coffee, Peacocks and Laura Ashley



Rental - £22,000 p.a.x

Ref: W294M(13)

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LOCATION

The market town of Kendal is situated in south Cumbria, 20 miles north of Lancaster, 50 miles south of Carlisle and approximately 70 miles north of Manchester. The town lies approximately 6 miles from Junction 36 of the M6 motorway and adjacent to the west coast main railway line.



Kendal, known as 'The Gateway to The Lakes' enjoys a significant tourist trade throughout the year and has a residential population of approximately 28,000 (2001 Census) and with a catchment area of in excess of 50,000 people.

The retail unit occupies a prime trading position within the highly successful Elephant Yard - a thriving retail sector in the heart of Kendal. Elephant Yard boasts some of the leading high street retailers including Boots the Chemist, Next, Monsoon, Laura Ashley, Peacocks, Claire's Accessories and Costa Coffee. Elephant Yard is managed as a fashion retail centre and is situated only 100m from the Marks & Spencer superstore.

DESCRIPTION

The premises provides a modern purpose built mid-terrace retail unit situated over ground floor and providing an open plan sales area with an attractive glass/wood display frontage.

Internally, the accommodation has a wood effect floor, slat walls, suspended ceiling with recessed lighting, small kitchen point and a WC facility.

The unit is separately metered for electricity and water and benefits from a high quality and friendly on site management service.

ACCOMMODATION

We understand the premises provides the following approximate measurements:

Ground floor sales	52.59m ²	(566sq ft)
Internal sales width	5.70m	(18.70 ft)
Sales depth	9.99m	(32.78 ft)
Loft store	6.30m ²	(68sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease by way of a service charge for a number of years to be agreed and at a commencing rental of £22,000 per annum exclusive. The rent will be subject to 5 yearly upward only rent reviews.

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of Elephant Yard.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

We understand from the VOA website that the premises have a Rateable Value of £20,250.

The current Uniform Business Rate is 41.4p in the pound, which would equate to rates payable per annum of approximately £8,384 exclusive.

Prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 08450504434.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

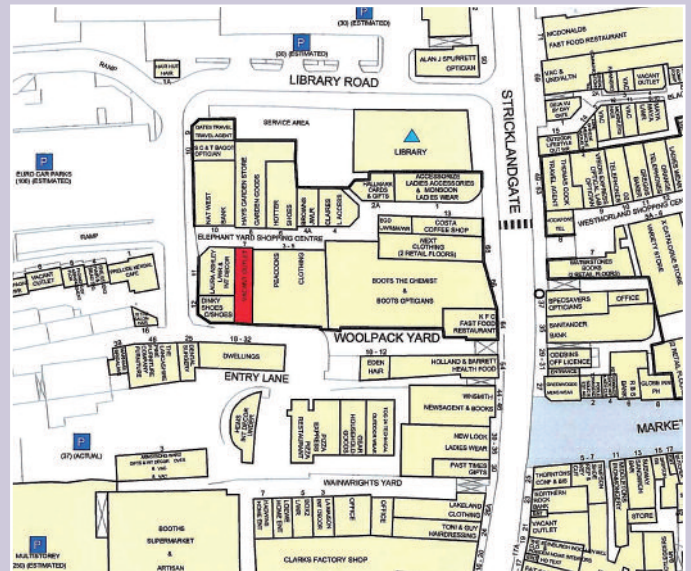
The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

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5. These particulars were prepared in September 2010.