

3851/MB

KENDAL

2-6 HIGHGATE

FIRST FLOOR SUITE OF OFFICES

TO LET

39.76 SQ M (428 SQ FT)



LOCATION

Kendal is one of the principal towns within the southern Lake District with a population of approximately 25,000 drawing on a local authority catchment in the order of 96,000.

The property occupies a prominent central location fronting Highgate opposite the junction with Finkle Street.

For identification purposes only the property is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION & CONSTRUCTION

The property comprises a recently refurbished first floor suite of offices with separate shared entrance from Highgate and shared toilet facilities on the first floor landing.

Newly redecorated and re-carpeted suite of two inter-communicating offices with electric night store heating.

AREA

Net internal floor area 38.37 sq m (413 sq ft)

SERVICES

Mains supplies of water, electricity and a connection to the public sewer are laid on.

RATING ASSESSMENT

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £3,900.

The national non-domestic rate in the £ for the current (2010/2011) rate year is 41.4p.

LEASE TERMS

The premises are offered by way of a new 3 year internal repairing and insuring lease at a rent of **£3,500 pa** exclusive.

COSTS

The ingoing tenant will be responsible for the landlord's legal costs incurred in the preparation of the lease.

VAT

The rent quoted is exclusive of VAT where applicable.

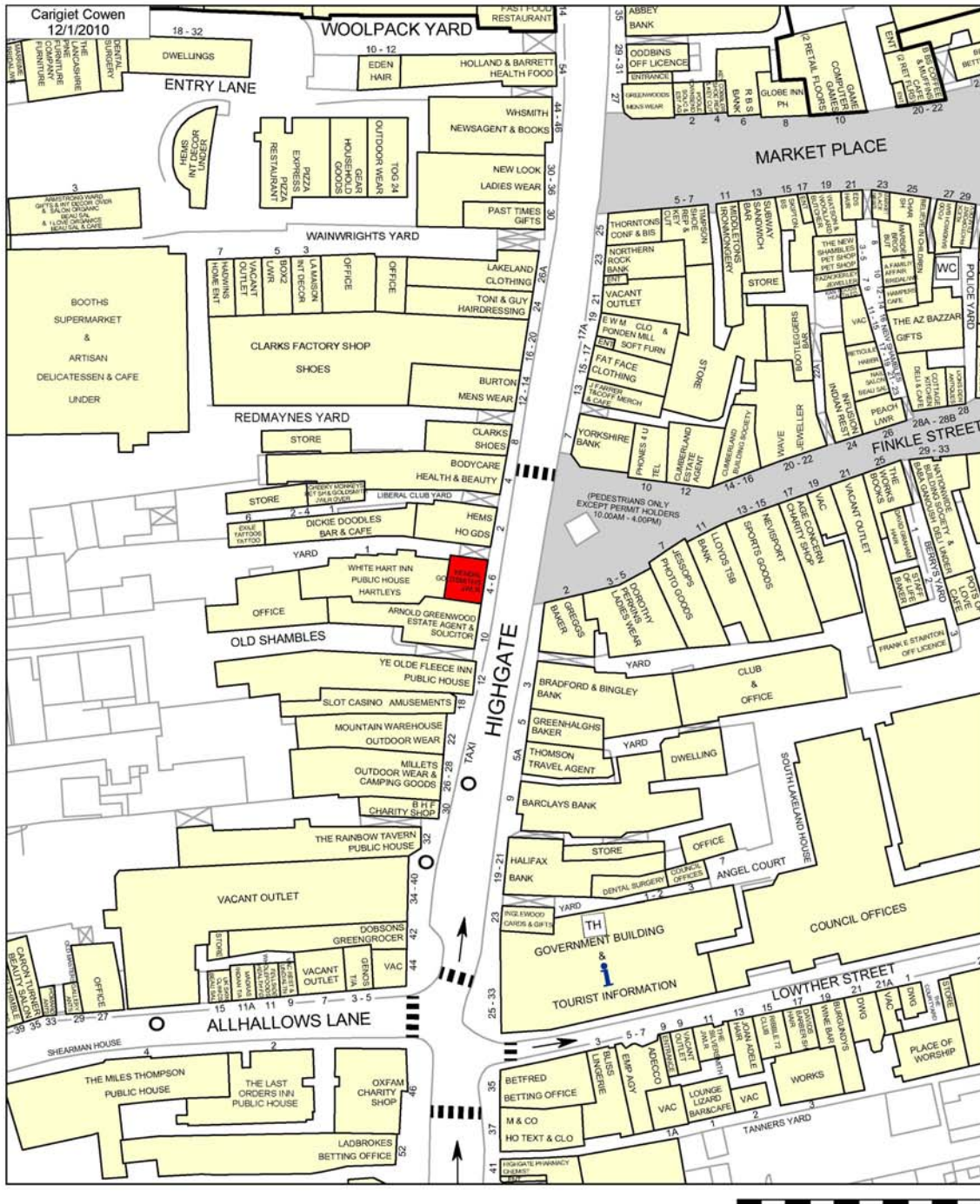
VIEWING

Strictly by appointment with the sole agent, Carigiet Cowen.

Details revised

June 2010





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