

# INVESTMENT FOR SALE

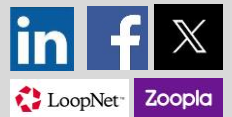
1 STRAMONGATE AND 2 KENT STREET, KENDAL, LA9 4BH

Carigiet  
Cowen



01228 544733  
[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

Sale Price: £350,000



## INVESTMENT HIGHLIGHTS

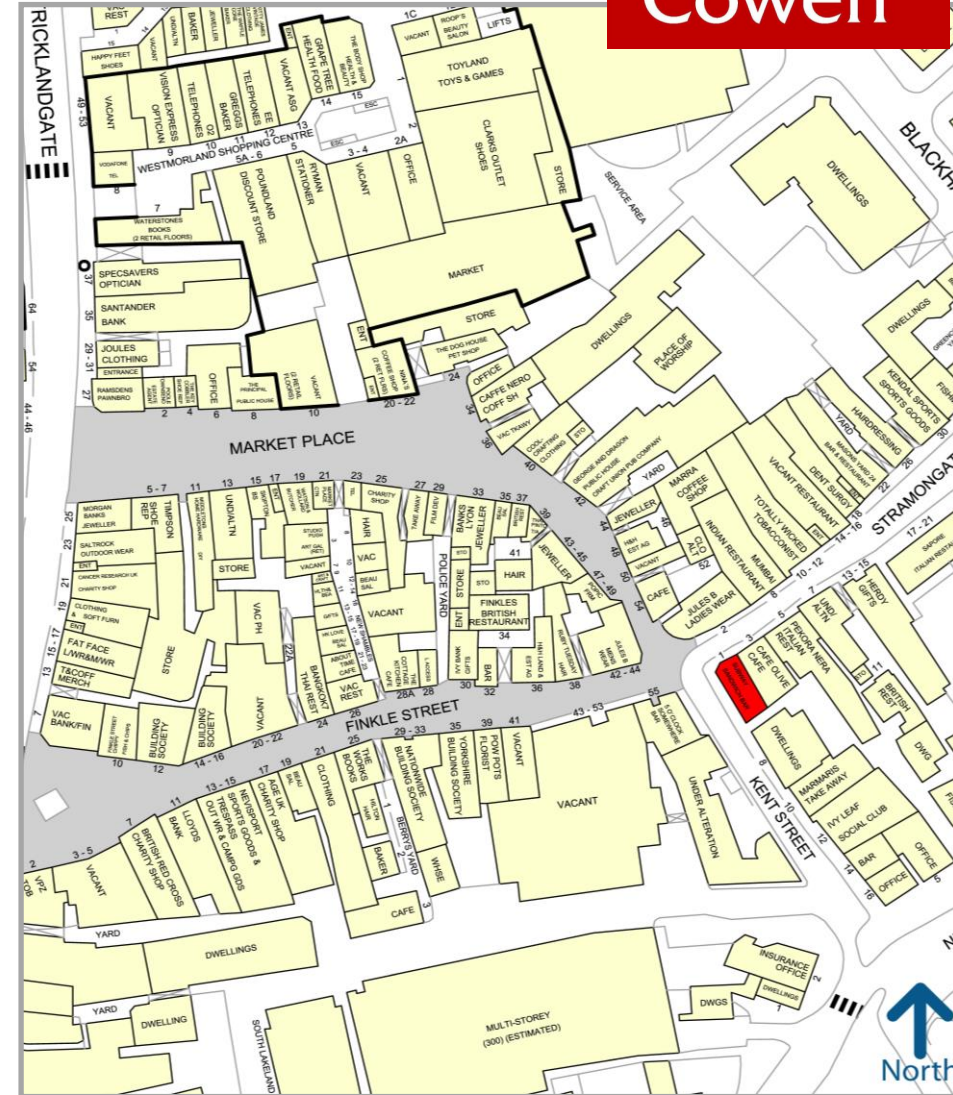
- Prime Retail Investment
- Only Subway within Kendal town centre
- Wault of approximately 14.75 years
- Position for Subway in Kendal since 2014
- Potential to increase rent regularly
- Passing rent: £21,000 per annum

## LOCATION

Kendal is situated in south Cumbria and lies approximately 8 miles from Windermere, 50 miles south of Carlisle and 25 miles north of Lancaster. The M6 motorway junctions 36 and 37 are approximately 6 miles north and south of the centre of the town. Kendal has a resident population of approximately 30,000 but enjoys significant tourist trade throughout the year due to its proximity to the Lake District and Yorkshire Dales National Parks.

The subject property is located on the corner of Stramongate and Kent Street, which is adjacent to Finkle Street and Market Place, the pedestrianized shopping streets for the town. Nearby operators include Jules B, White Stuff, The Works, various national banks and numerous independent coffee shops and restaurants.

For identification purposes only, the location of the property is shown in red on the plan.



## DESCRIPTION

The three-storey corner building has prominent frontage onto Stramongate and Kent Street, with convenient vehicle access available. The building has been operational as a SUBWAY for many years and remains the only one in Kendal town centre. The tenant rents the whole of the property comprising basement stores, ground floor shop, first floor customer seating and office, plus second floor storage areas.

## ACCOMMODATION

Floor	Sq m	Sq ft
Sales ITZA	60.85	(655)
Disabled WC		
First Floor Customer Seating	34.10	(367)
First Floor Storage	29.36	(316)
Second Floor	78.87	(849)
Basement	25.02	(269)

## SERVICES

We understand mains water, electricity and drainage are connected. Air conditioning has also been installed. The tenant is responsible for paying the various suppliers with respect to each of the services.



## TENANCY SCHEDULE

The premises are let on a 15-year FRI lease, with no tenant break, from February 2025. The passing rent is £21,000 per annum exclusive.

The building is let to Vaah Ltd (company number 15014740), 12 Redthorn Grove, Birmingham B33 8BE. Security against the lease is provided by way of personal guarantors from the company directors.

The rent can be reviewed on an upward-only basis in the 5th and 10th years of the lease.

## SALE PRICE

This is an attractive freehold investment given the length of lease, security and potential to review the rent regularly. Offers in the region of **£350,000** are invited for the freehold investment.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £31,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of B-44. This rating complies with current MEES regulations.



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## **COSTS**

Both parties will bear their own legal and professional costs in respect of any transaction.

## **VAT**

We are advised that the property is eligible for VAT, and therefore VAT is payable on the sale price.

## **VIEWINGS**

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison

Tel: 01228 635007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

**Amended:** July 2025

7803/BB



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