

**KENDAL**  
7 STRICKLANDGATE, LA9 4NB  
**TO LET**



**\*\*\* PROMINENT TOWN CENTRE UNIT \*\*\***

**\*\*\* SUITABLE FOR VARIOUS COMMERCIAL USES \*\*\***

**\*\*\* ATTRACTIVE FRONTAGES \*\*\***

## 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 from 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 Stricklandgate and Finkle Street which is one of Kendal's busiest points within the town centre. Other operators within the vicinity include Loungers, TK Maxx, Mountain Warehouse, Greggs, VPZ and the long established Farrer's coffee house.

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

## DESCRIPTION

7 Stricklandgate is an end of terrace rectangular shaped corner building arranged over ground and first floors with basement. The building has prominent frontage onto Stricklandgate and Finkle Street, as well as DDA access to a splay access door. A further access door lies on Stricklangate.

The ground floor area is largely open plan. The first floor provides storage and offices, as well as a staff kitchen, and separate male and female toilets.

Stricklandgate and nearby streets have loading bays, pull in pull out disc zone parking and pay and display car parks nearby.

## AREAS/ACCOMMODATION

Ground Floor	94.43 sq m	(1,016 sq ft)
First Floor	69.46 sq m	( 748 sq ft)
Basement	81.16 sq m	( 874 sq ft)

## SERVICES

We understand mains water, electricity and drainage are connected to the premises.

## RATING VALUE

The Valuation Office Agency website describes the property as Bank and premises with a 2023 List Rateable Value of £34,250.

The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

## TERMS

Available **TO LET** on a new FRI lease for a term of years to be agreed at a rent of **£37,500 per annum**.

## VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent.

## VIEWINGS

Strictly by appointment with the joint agent, Carigiet Cowen, or Smith Price.

For more information contact:-

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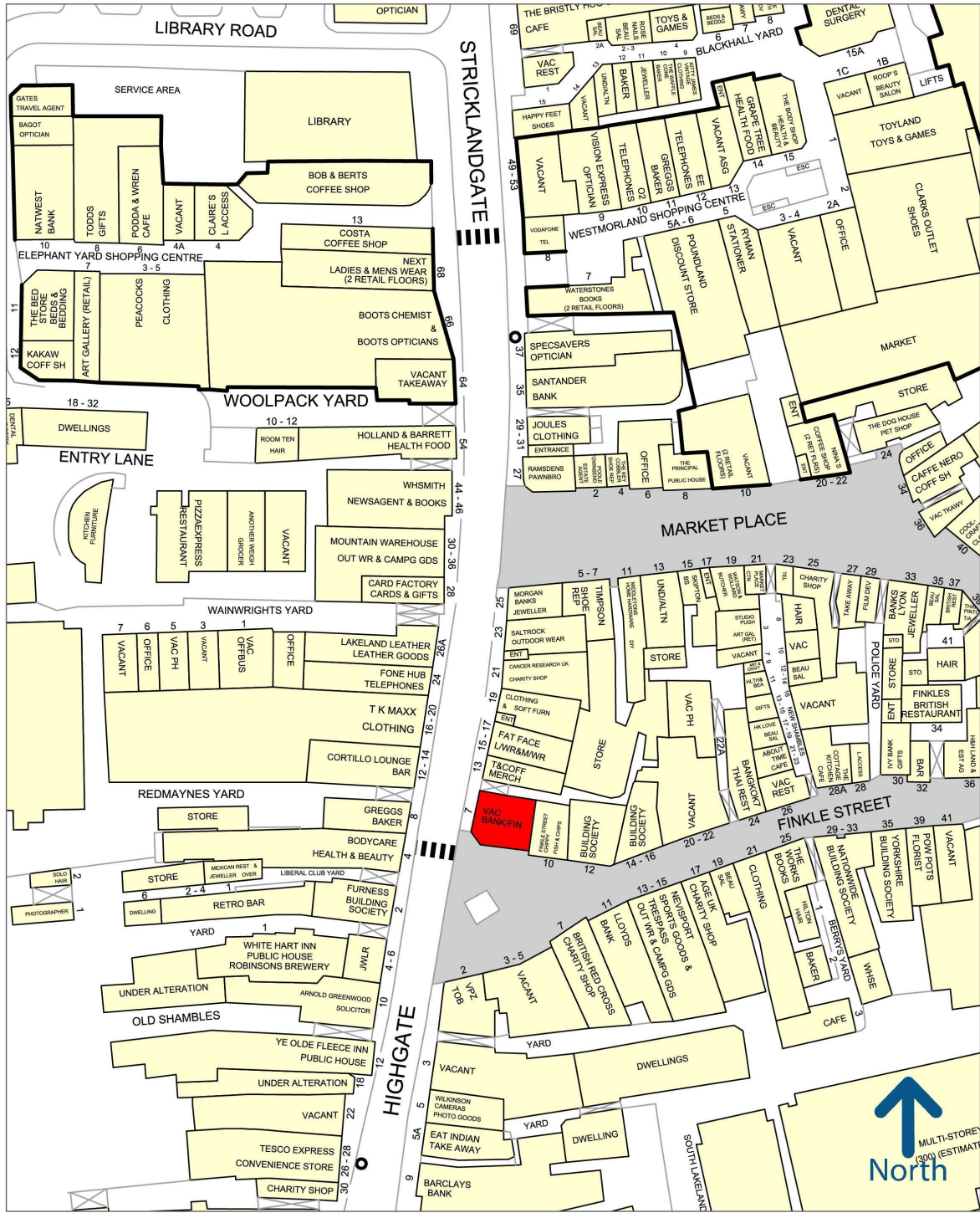
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