

# TO LET

Subject to Vacant Possession  
Unit 2a, Westmorland Shopping  
Centre  
Kendal



## Location

Kendal is the commercial centre of South Lakeland and an extremely popular tourist destination as part of the Lake District National Park. The town is located 22 miles north of Lancaster, 47 miles south of Carlisle and is easily accessible from the M6 motorway (8 miles west of J36).

The retail offer within Kendal is focused around the Westmorland Centre on account of its strong retail line up, which includes TopShop, Argos, Poundland, Waterstones, Superdrug and The Body Shop. There is a dedicated 700 space multi-storey car park and the town's Market Hall is housed within the scheme.

The subject premises occupy a prominent location on the lower mall. Retailers in close proximity include EE, Ryman, Poundland and TopShop.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,461	135.7
Second Floor Ancillary	478	44.4

## Rent

We are seeking rental offers in the order of £35,000 per annum exclusive.

## Tenure

The premises are available by way of a new 5 year effectively full repairing and insuring lease.

## Business Rates

The unit has a 2017 draft valuation rateable value assessment of £31,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £17,834.

## EPC

Energy Performance Asset Rating - B

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared February 2019

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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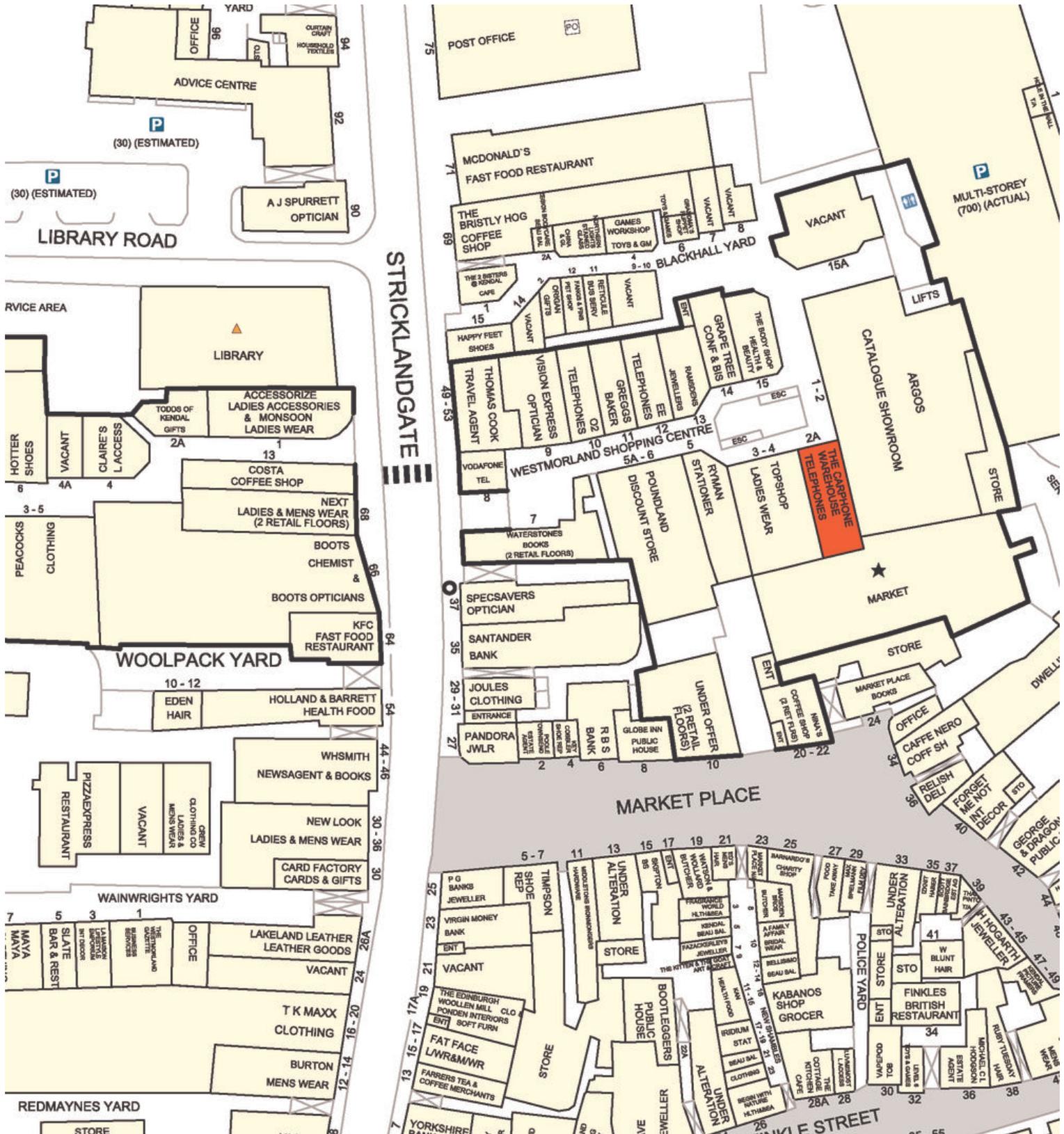
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