

HIGH STREET PROPERTY / CLASS A2

23 Stricklandgate, Kendal LA9 4LY



**Price: £450,000**

**Ground Floor Area**

988 Sq ft / 92 Sq M

**WITHDRAWN**

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

**Barker Proudlove**

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**Location:**

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes, positioned approximately 20 miles north of Lancaster and 60 miles south of Carlisle. Kendal benefits from good road communication being situated 13 miles south of Junction 36 of the M6 motorway.

The primary retail pitch is centred around Highgate and Stricklandgate, which also encompasses West Moreland and Elephant Yard Shopping Centres. The subject property is located in a prominent position on the east side of Stricklandgate in the block bounded by Finkle Street to the south and Market Place to the north. Nearby occupiers include TK Maxx, Edinburgh Woollen Mill, Greggs, Boots and Fat Face.

The premises comprise a double windowed retail unit arranged over the ground, first, second and basement floors of a stone built building under a pitched and slated roof. The property is currently fitted out as a bank with supporting offices over ground and first floors with the remaining floors providing shell spec accommodation used for basic storage. There is a separate means of escape at the back of the property to a rear lane, which provides access out onto Market Place.

**Proposal:**

We are seeking a price of £450,000 exclusive.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	988	91.79
First Floor	563	52.30
Second Floor	543	50.44
Basement	746	69.30

**Business Rates:**

The premises currently has a rateable value of £39,250.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - F

**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.

**Date Prepared:**

July 2020

Subject to Contract

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