



26 Stramongate, Kendal LA9 4BN

SHOP TO LET – £12,000 per annum





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1,163 sq ft / 108.01 sqm

Net Internal Area



- Retail shop in Kendal town centre
- Excellent trading location.
- Two-storey accommodation.
- Character property.

Well located retail shop available to let immediately via a new lease.

The property comprises the following accommodation:-

Ground floor sales area-767 sq ft / 71.29 sqm

First floor area-395 sq ft / 36.72 sqm plus WC.

Basement storage.

General Remarks

Services: The property has mains electricity, water and drainage connections. The tenant will be responsible for the cost of services consumed.

Business Rates: The tenant will be responsible for any business rates liability. Eligible tenants may qualify for small business rates relief.

Lease Terms : Available by way of a new lease, for a term of years to be agreed. The lease to be on a full repairing and insuring basis.

VAT: The property is not elected for VAT, which will therefore not be payable on the rent

Use: Retail use (within planning use class E).

EPC: Energy efficiency rating 'C'.

Viewings: Strictly via the sole agents, Armitstead Barnett All enquiries to James Leech via jleech@abarnett.co.uk / 01995 603 180 or via our Cumbria office on 01539 751 993.

What3words Location : [///manual.scarf.jumpy](https://www.what3words.com/?q=///manual.scarf.jumpy)

References: Interested parties will be asked for references.





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

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Energy rating and score

This property's energy rating is C.

