

DM HALL

To Let / For Sale

**FOR SALE/TO LET -
Unit 1 Angel Yard, Off
Highgate, Kendal LA9
4DA**

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21-23 Highgate,
Kendal, LA9 4DA**

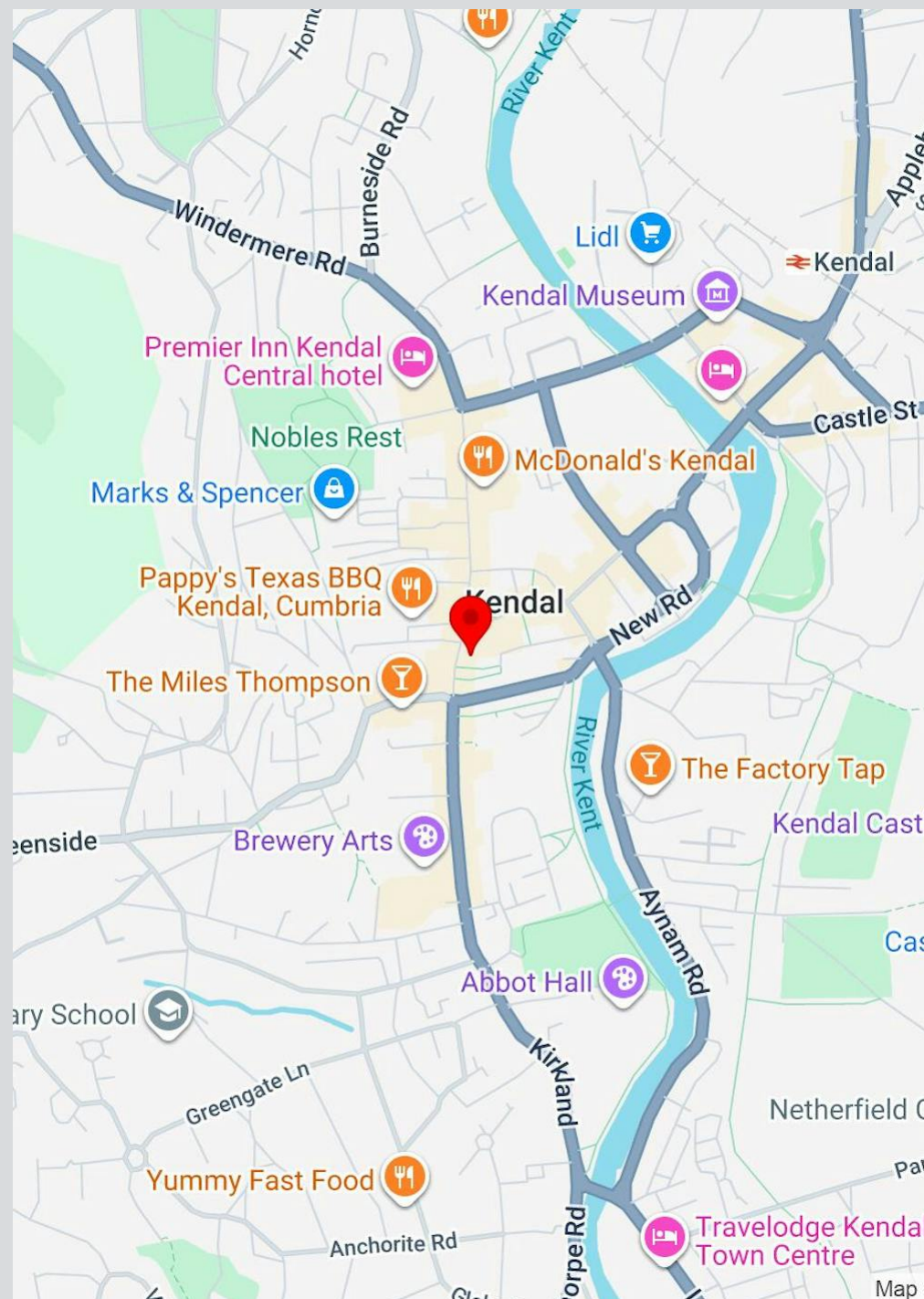


**461 sq ft
(42.83 sq m)**

- Freehold Premises Versatile Space Over Ground and First Floors GIA 461 sq ft 42.96 sq m £105,000 for the freehold £7000 per annum.

DESCRIPTION

Situated down Angel Yard, and adjacent to Westmorland and Furness Council HQ, this deceptively spacious office is arranged over ground and first floors. On entry, a good-sized room lies to the left, offering flexibility for a variety of uses. From the hallway, stairs rise to an open-plan landing area, with an additional room situated off to the right. The property also benefits from a small kitchenette and WC facilities. Most recently used as office space, this versatile property would be equally well-suited for a range of alternative uses, such as beauty or treatment rooms. The property is available for sale at an asking price of £105,000 or to let at £7000 per annum GIA: 461 sq ft 42.96 sq m EPC Rating: TBC Contact: Caroline Hayton Suzie Barron

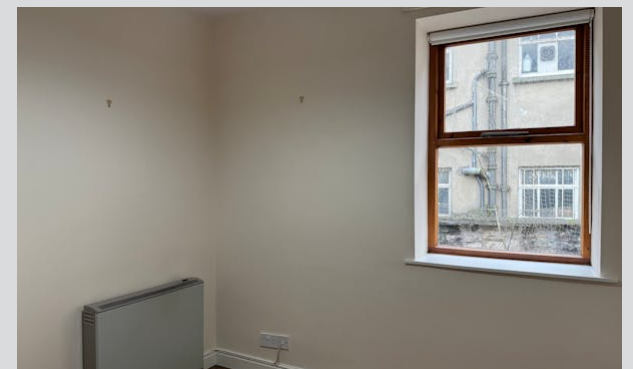


LOCATION

Located in the heart of Kendal, Angel Yard offers a pleasant setting just off the town centre. The property benefits from close proximity to Westmorland & Furness HQ, major banks, and convenient car parking, making it an excellent and well-positioned opportunity for a wide range of occupiers.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in the region of £105,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL



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PROPERTY REF: 11513K

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