



For Sale

137 Highgate,
Kendal, Cumbria,
LA9 4EN

444.54 Sq Ft | 41.3 Sq M

£69,950 for the Freehold

- Available with vacant possession
- Close to Kendal's town centre.
- 41.3 sq m 444.55 sq ft
- £69,950 with vacant possession



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Description

A rare opportunity to purchase a freehold commercial property on Highgate. The premises have most recently been used as retail premises however the property would be suitable for a range of uses including office/beauty uses. Offering a glazed frontage onto Highgate, the property sits within a mixed use area of retail, offices, beauty and food uses. The space is over ground floor with a small secondary storage floor area. The property also offers a small yard to the rear which offer a shared WC facility. The property will be available with vacant possession.

Location

Located on Highgate in the centre of Kendal. Close to a range of mixed use occupiers including retail, offices and restaurant uses. The property also sits opposite the entrance to the popular Brewery Arts Centre.

Accommodation

Area	SQ FT	SQ M
GIA	41.3	444.55
Total	444.54	41.3

Services

We understand the property is connected with mains electricity.

EPC

Energy Performance Asset Rating: To follow.

Terms

The property is available with vacant possession at an asking price of £69,950.

Business Rates

The property currently has a rateable value of £2850.

Money Laundering

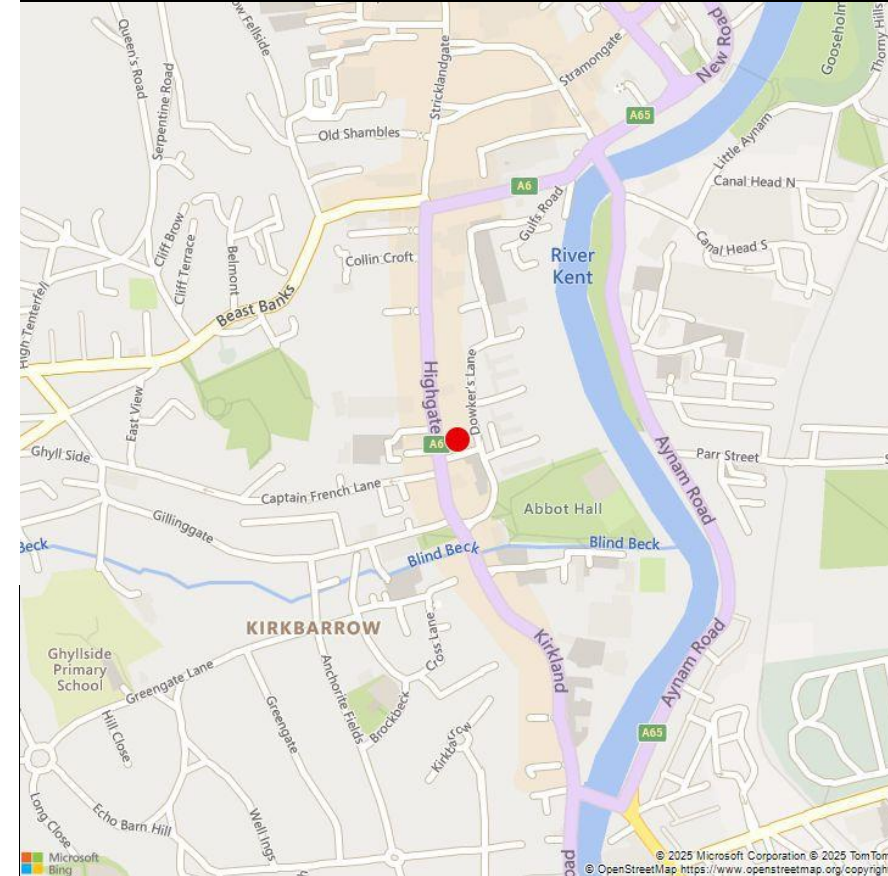
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

We understand the property is not elected for VAT.



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



Suzie Barron

suzie.barron@dmhall.co.uk

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



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Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

