



## For Sale

124 Stricklandgate,  
Kendal, Cumbria,  
LA9 4QG

1,557 Sq Ft | 144.65 Sq M

£249,950 for the Freehold

- Rare Unique Property
- Very Prominent Position
- Retail/Cafe/Restaurant with One Bedroomed Living Accommodation
- £249,950 for the freehold





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## Description

A fabulous unique 3 storey stone built property situated in a corner position on Stricklandgate. Currently configured for restaurant use and most recently used as the same. The property offers open plan space with a bar area to the front, to the rear stairs lead up to a large full catering kitchen, customer WC facilities and staff office. Further stairs lead to the the living accommodation which offers, living room, one bedroom, bathroom and kitchenette. The property would lend itself to a range of uses including cafe/restaurant and wine bar and offers any purchaser the opportunity to reconfigure to suit their requirements. The property also has the benefit of a return glazed frontage onto Maude Street and Stricklandgate and offers fabulous views from the upper floors.

## Location

Located in a highly prominent location on Stricklandgate, where the corner of Stricklandgate meets Sandes Avenue in Kendal. Stricklandgate is a mixed use area, offering retail, food uses and professional office uses, neighbouring occupiers include, Lake District Estates, Thomson Hayton Winkley Solicitors/Estate Agents, Pedros Casa and a number of independent hair salons. Kendal has a resident population of around 30,000 but also has the benefit of being the Gateway to the Lakes and therefore being a year round tourist destination.

## Accommodation

Area	SO FT	SO M
GIA	1,557	144.65
Total	1,557	144.65

## Services

All mains services are connected to the property.

## EPC

Energy Performance Asset Rating: C

## Terms

The property is available to purchase with vacant possession at an asking price of £249,950.

## Money Laundering

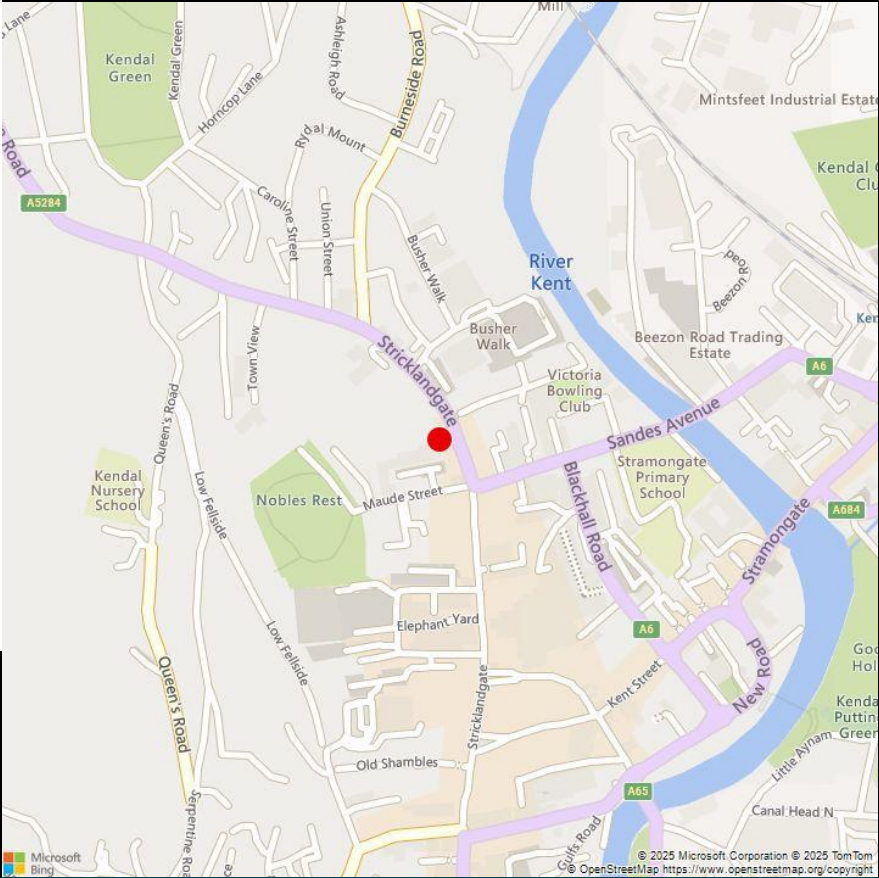
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

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

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

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### 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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## Kendal Office

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