



## For Sale

41-43 Allhallows  
Lane, Kendal,  
Cumbria, LA9 4JH

640 Sq Ft | 59.46 Sq M

£170,000 for the Freehold

- Freehold retail premises with 1 Bed Cottage for sale
- Turn-key opportunity
- Suitable as owner occupier or investment
- £170,000 for the freehold.





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## Description

A two-storey, mixed-use terrace property currently fitted out and operating as a hair salon across both the ground and first floors. The property presents an excellent turn-key opportunity with all salon equipment included in situ, ideal for an incoming tenant to continue operations immediately or to refurbish the space to suit their specific needs. Offering a fully equipped hair salon across ground and first floors, both floors have independent private entrances, allowing for flexible leasing options - the units could be let separately to different occupiers. To the rear of the property there is a private yard, suitable for storage or outdoor use. The property also offers an income-producing 1 bed cottage: currently let on an Assured Shorthold Tenancy (AST) at £350 per calendar month, providing an immediate income stream. This versatile property offers a unique opportunity for investors or business owners seeking a ready-to-trade commercial space with added residential rental income.

## Location

Located in Kendal's town centre, up Allhallows Lane. The property is in a mixed use area with nearby occupiers including retail outlets, public houses, take away food uses and offices.

## Accommodation

Area	SO FT	
Ground Floor	308	
First Floor	332	
Total	640	

## Services

The property is connected with mains water, electricity and drainage.

## EPC

Energy Performance Asset Rating: TBC

## Terms

The property is available to purchase freehold at an asking price of £170,000

## Legal Costs

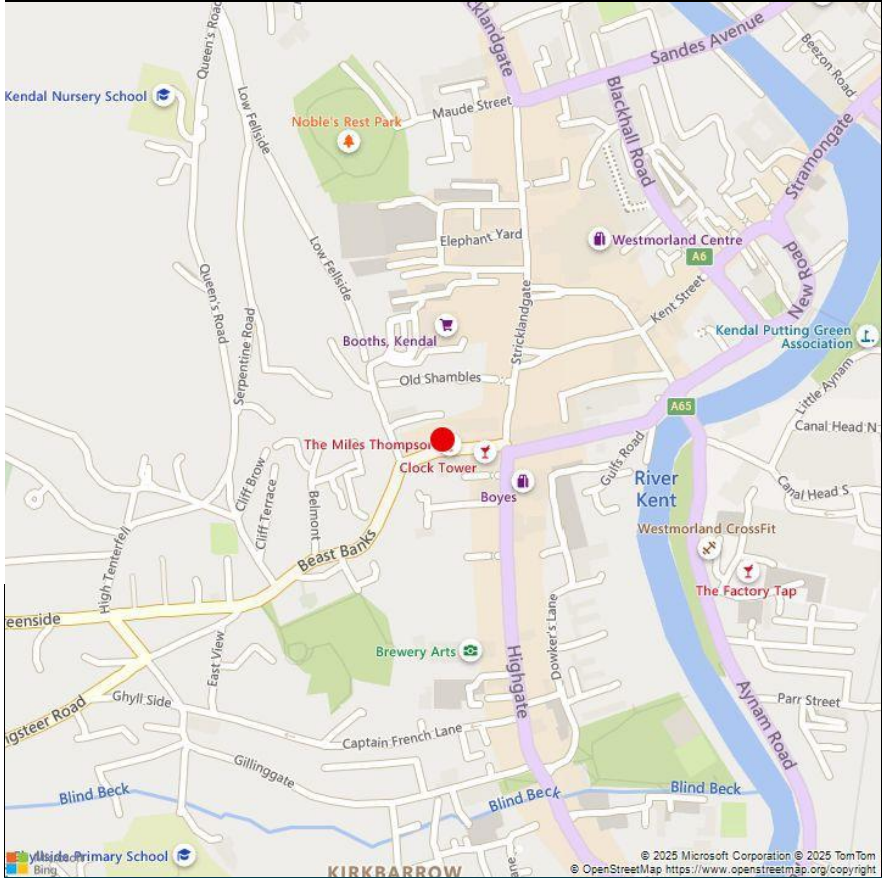
Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

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



**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.



## 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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