



To Let | For Sale

3 Kirkland, Kirkland,  
Kendal, Cumbria,  
LA9 5AF

493 Sq Ft | 45.8 Sq M

£112,500 for the Freehold

- Modernised but retaining character
- Recently installed MEV heating system.
- Passing rent £6500 pa
- £112,500 FOR THE FREEHOLD INVESTMENT



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## Description

An attractive commercial investment property situated in the popular Kirkland area of Kendal, currently let as office accommodation. The property is let to an established office occupier from March 2023 on a 3-year lease, generating a passing rent of £6,500 per annum. Sympathetically modernised to a good standard, the premises benefit from a recently installed MEV heating system (certification available upon request). While updated, the property retains its character features, including exposed ceiling beams. The internal layout provides versatile accommodation comprising: A self-contained office to the right-hand side upon entry, with a glazed window frontage onto Kirkland. Two steps leading down to an open-plan workspace with kitchenette and attractive window aspect overlooking the adjacent beck, a further small, self-contained office and WC facilities.

The combination of character features and modern upgrades, together with its established tenancy, makes this an appealing investment opportunity in a sought-after central location.

## Location

Located in Kirkland, known as the Creative Quarter, in the southern end of Kendal's town centre. Situated on the one way system into town in an area of mixed use independent retailers and office occupiers. Kendal is serviced by two train stations - Kendal and Oxenholme, giving excellent rail links to the wider national network and a town centre bus station. The national motorway network is also close at hand with junctions 36 and 37 to the south.

## Accommodation

Area	SO FT	SO M
GIA	493	45.8
Total	493	45.8

## Services

The property is connected with mains water and electricity.

## EPC

Energy Performance Asset Rating: D

**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.

## Terms

The property is available subject to the current lease in place which runs from March 2023 with a passing rent of £6500 per annum.

## Business Rates

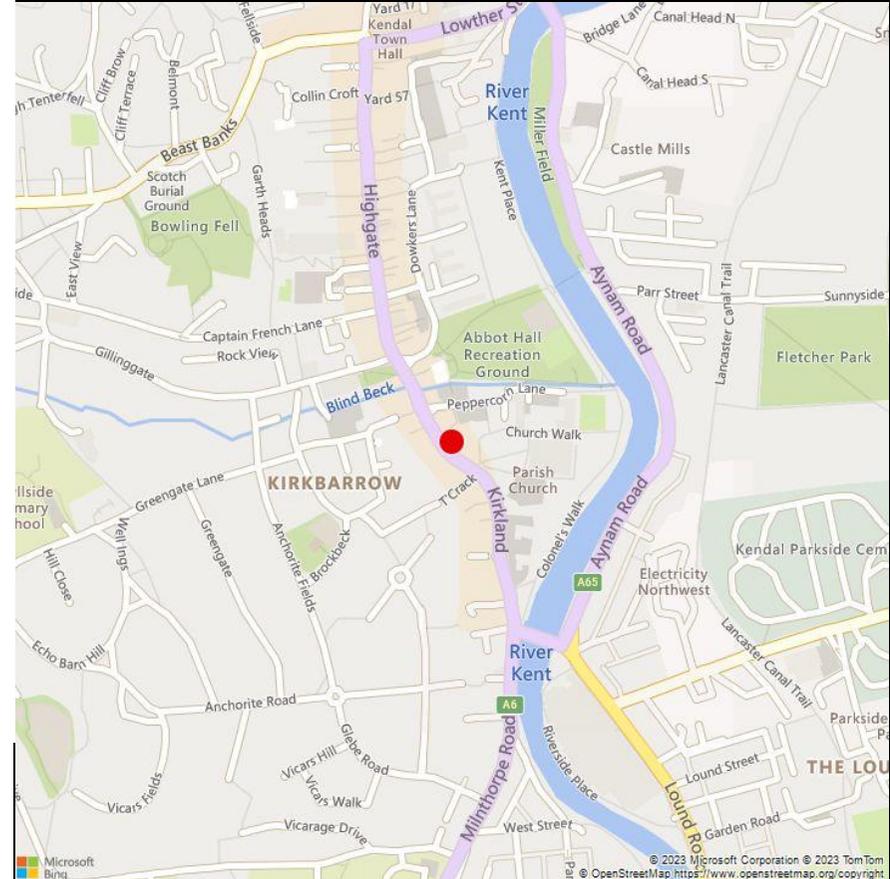
The property falls under the small business rate threshahold.

## 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

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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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