



## To Let

**No. 45, Allhallows Lane, Kendal, Cumbria, LA9 4JH**

330 Sq Ft | 30.66 Sq M

£6,800 per annum exclusive

- High quality retail/office premises
- Prominent position
- Flexible terms available
- £6,800 per annum



Call us | 01539 740500

Visit our website | [www.dmhall.co.uk](http://www.dmhall.co.uk)

## Description

The property is a ground floor end of terrace lock up retail unit occupying a great position on the corner of Allhallows Lane and Low Fellside. The property has recently been refurbished and is now presented in a great condition and is ready to walk into with a newly renovated kitchenette area and wc facilities. The property also offers underfloor heating throughout the main retail area.

## Location

The property is situated in a prominent trading position on Allhallows Lane, Kendal. Other occupiers in the area include hairdressers, independent food outlets, hairdressers and Wetherspoons Public House. Booths supermarket is location to the rear of the property.

## Accommodation

Area	SQ FT	SQ M
Retail area	27.98	301.18
Store/Kitchenett	2.79	30.03
Staff WC		
Total	330	30.66

## Services

Mains water and electric are laid on to the property.

## EPC

Energy Performance Asset Rating: TBC

## Business Rates

Any ingoing tenant is likely to receive full small business rate relief.

## Terms

The property is available by way of a new lease for a term of years to be agreed at an asking rent of £6800 pa.

## Money Laundering

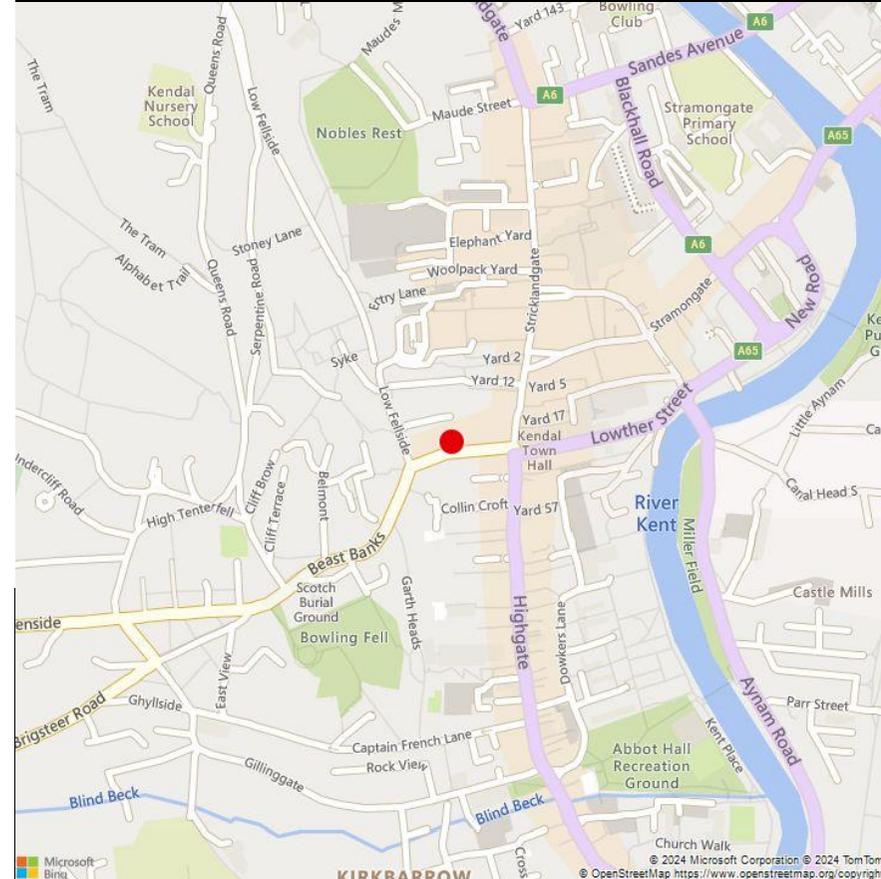
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## 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**

caroline.hayton@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.

Call us | 01539 740500

Visit our website | [www.dmhall.co.uk](http://www.dmhall.co.uk)

# DM HALL

CHARTERED SURVEYORS



## Carlisle Office

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



## Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

