



For Sale

Retail Showroom

62,77 Sq Ft



Plantation Bridge  
A591, Kendal, LA8 9JA

Sanderson  
Weatherall

## Description

Sizeable retail premises in a modern building, constructed of traditional stone elevations beneath a timber truss pitched slate roof. The property provides showroom space over two floors together with WC's Kitchen area, storage and offices.

Occupies a roadside position next to the busy A591 which feeds the M6, Kendal in one direction and all of the Lakes in the other. The property may appeal to office premises or an eatery with the correct consents.

## Specification

- Underfloor Heating
- Character Property
- In the National Park
- Prominent Main Road Location
- Mains services
- 45 vehicle car Park

## Site Area

The property is situated on a site extending to 0.26 Hectares (0.643 Acres).

## EPC

The property has an EPC rating of C (51) which is due to expire on 22 January 2029 under certificate number 9167-3029-0414-0600-8291.

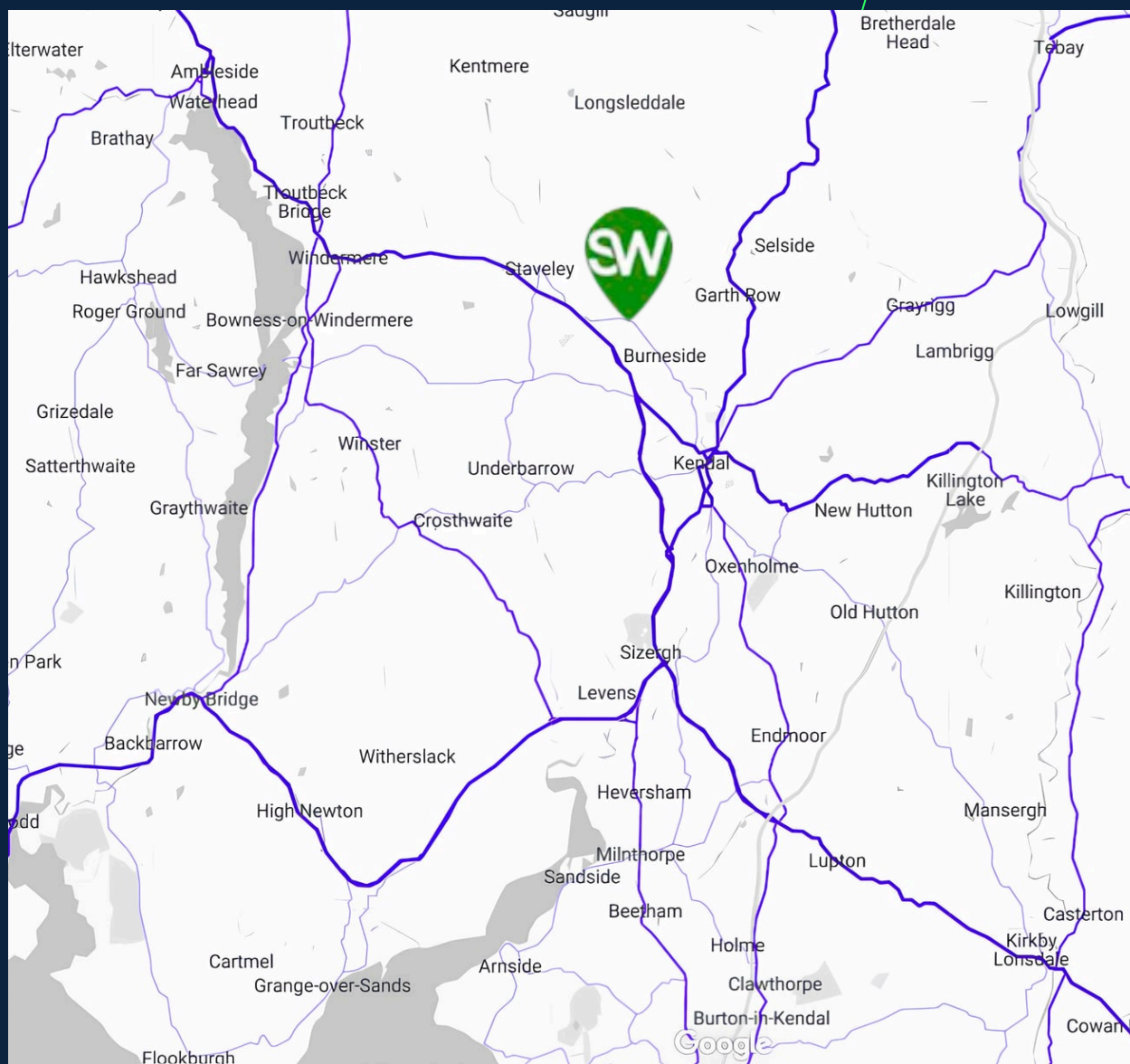


## Location

The property occupies a prominent roadside position at Plantation Bridge, around 4 miles north of Kendal town centre, fronting the busy A591 the main route between Kendal, Windermere and the wider Lake District.

The site benefits from strong visibility to passing traffic and excellent connectivity, with Junction 36 of the M6 located approximately 6.5 miles to the south-east. Kendal railway station is 2.8 miles away, with further regional connections available at Oxenholme Lake District station, around 5 miles to the south.

The surrounding area comprises an established cluster of roadside retail and trade operators, including car dealerships and vehicle-related businesses, with Kendal and Windermere providing additional footfall from local residents, commuters, and significant year-round tourism. This stretch of the A591 benefits from consistent traffic volumes, supporting retail and showroom-led uses.



## Rateable Value

£39,750 (2026 Rating List)

## Tenure

Held Freehold under Land Registry Title Number CU111308 and CU278912,

Title Plan and Register available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

## Guide Price

£850,000 plus VAT

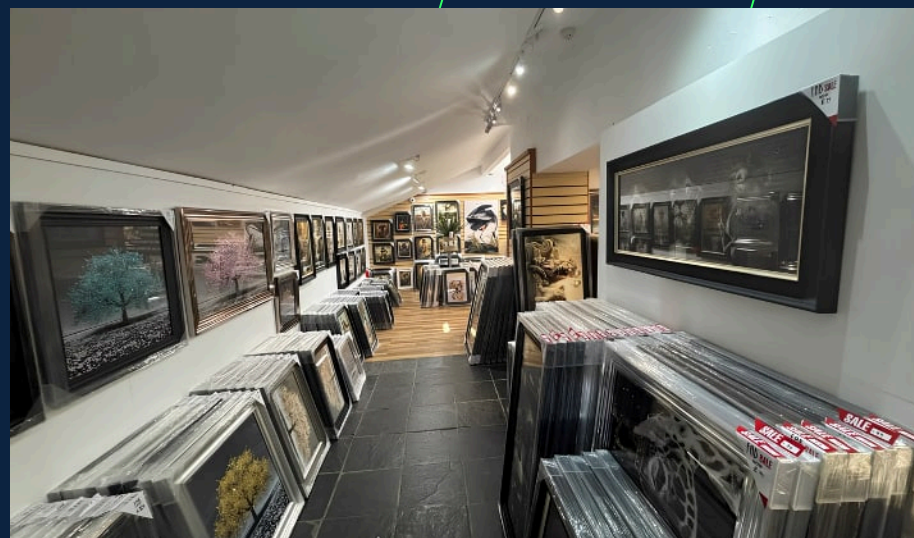
VAT is applicable at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Data Room

Available upon Request.







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## Viewings

For further information or to  
arrange a viewing please  
contact the sole letting agents:

▶ **Tom Parker**  
07999 029 022  
tom.parker@sw.co.uk

▶ **Adam Marshall**  
07734 943 898  
adam.marshall@sw.co.uk



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