

# DM HALL

## To Let

Hot Food take away premises in excellent location



39 Branthwaite  
Brow, Kendal, LA9  
4TX

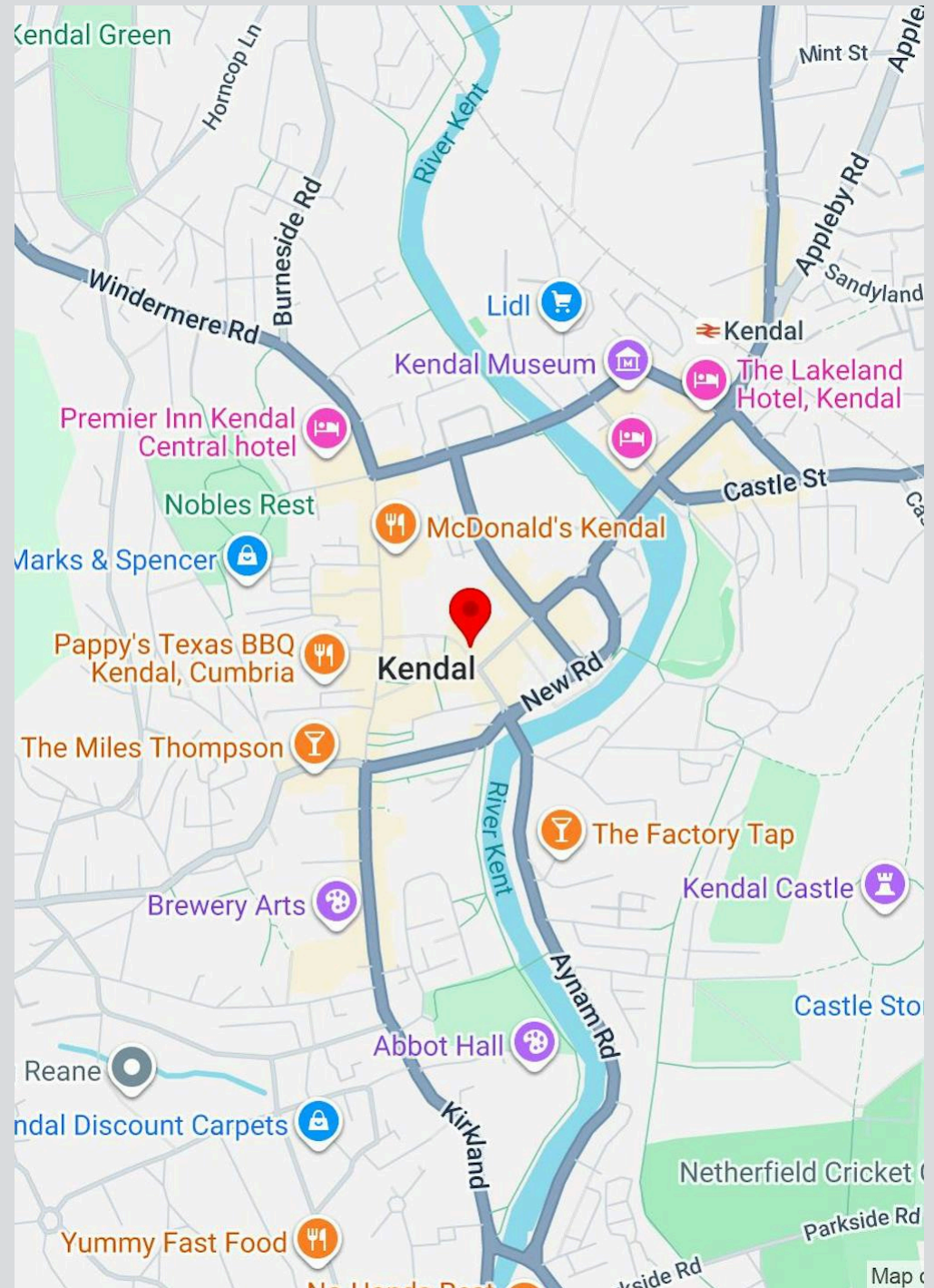
404 sq ft  
(37.53 sq m)

- Excellent Location Ground floor with kitchen area to first floor
- Currently used as a take away
- £6000 per annum - (Plus Insurance £1700pa)
- 404 sq ft - over 3 floors

### DESCRIPTION

Most recently used as a hot food takeaway, this compact and highly versatile premises presents an ideal opportunity for a range of food uses, including a sandwich bar or takeaway. Configured over three floors, the ground floor is accessed directly from Branthwaite Brow and provides a serving and waiting area. Stairs from the rear lead to the first floor, which comprises a fully fitted catering kitchen and preparation areas. A further staircase leads to the second floor, currently used for ancillary storage and accommodating WC facilities.

The property is available to let by way of a new lease at an asking rent of £6000 per annum (plus insurance £1700pa) for a term of years to be agreed.



## LOCATION

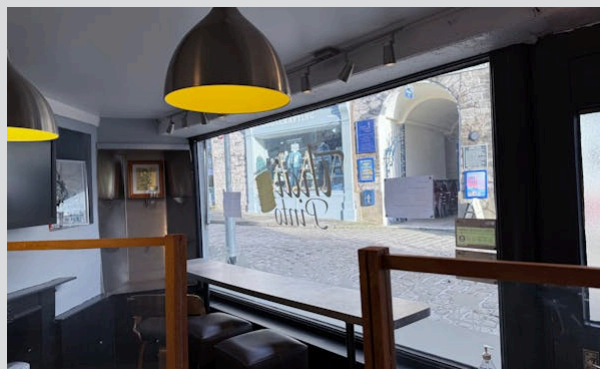
Located on Branthwaite Brow just off Kendal's Market Place, one of Kendal's most desirable retail areas.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

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



## VAT

Not applicable

## TERMS

Upon application

## SERVICE CHARGE

n/a

## NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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# Make an enquiry

Caroline Hayton

0782 3415853

caroline.hayton@dmhall.co.uk

**DM Hall**

36 Finkle Street  
Kendal, LA9 4AB

01539 740 500

**DM HALL**



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