DM HALL

To Let

TO LET - Commercial unit in the centre of town with parking for 6 vehicles.



Storage/Office Unit, Maude Street, Kendal LA9 4QD

28.34 sq m
(305 sq ft)

- Town Centre Location
- Large Private Parking Area
- Small Business Rate Relief Available
- 302 sq ft
- Suitable for a range of uses
- £10000 per annum plus VAT

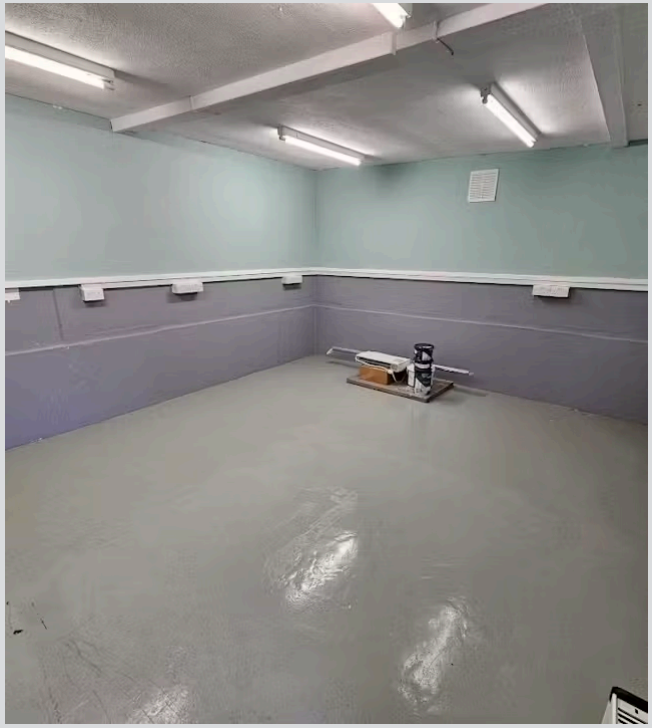
DESCRIPTION

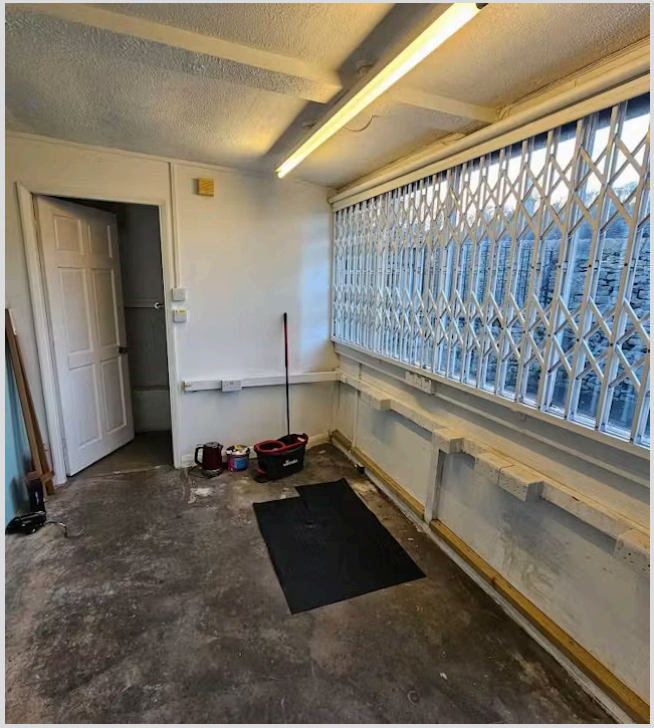
A versatile self-contained commercial unit, discreetly positioned along Maude Street in Kendal, offering a range of potential uses including office accommodation, workshop space, storage or treatment rooms, subject to any necessary consents.

The property benefits from a practical internal layout, comprising a smaller area to the front and a larger open-plan space to the rear, offering flexibility for a variety of business uses. The premises provide an incoming tenant with a blank canvas to configure the space to suit their individual requirements. WC facilities are also provided.

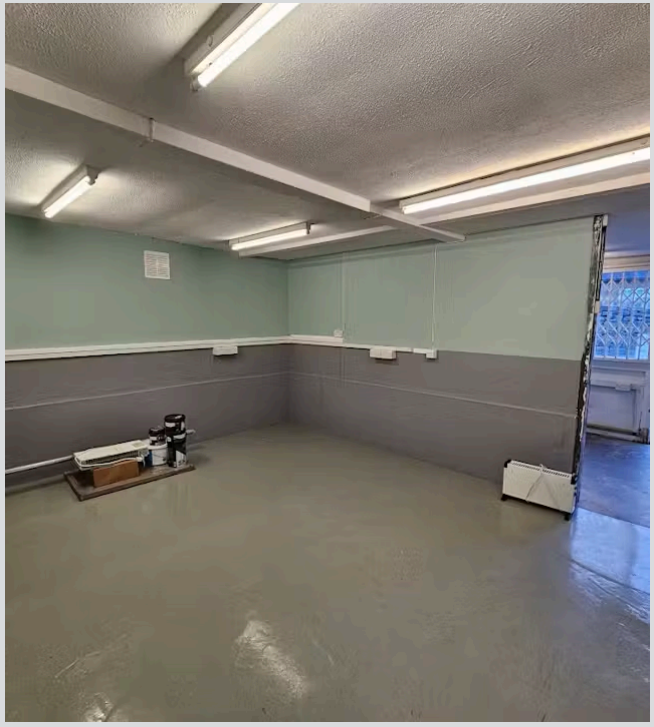
A particularly attractive feature is the provision of private parking for up to six vehicles, a rare and valuable benefit for a property of this nature in Kendal.

The property is available to let on a new lease for a term of years to be agreed at an asking rent of £10,000 per annum









LOCATION

The property is situated on Maude Street in Kendal, a well-established market town in South Lakeland, widely recognised as the Gateway to the Lake District. The town benefits from a strong local economy, a population of approximately 30,000 and a much wider catchment area serving the surrounding towns and villages.

Maude Street offers a convenient town location, with a range of local amenities, shops and services nearby. The property is also well placed for access to Kendal town centre, public transport links and the wider road network, making it a practical base for a variety of business occupiers.

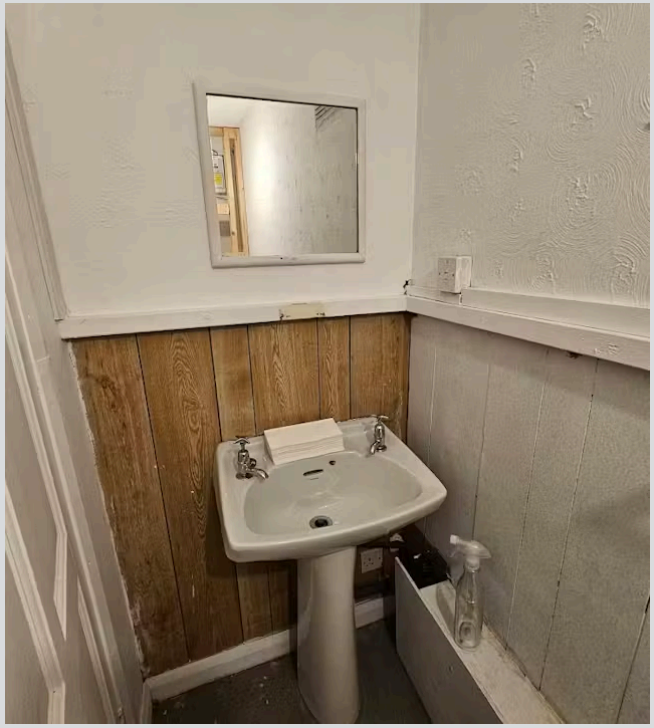
TERMS

The property is available to let for a term of years to be agreed at asking rent of £10,000 per annum.

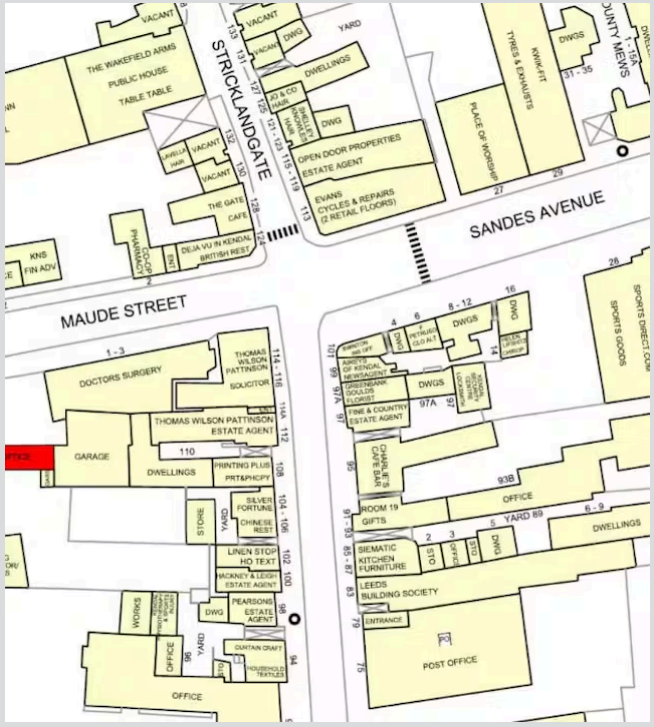
EPC

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









LEGAL COSTS
Each party to bear their own costs

VAT
Applicable

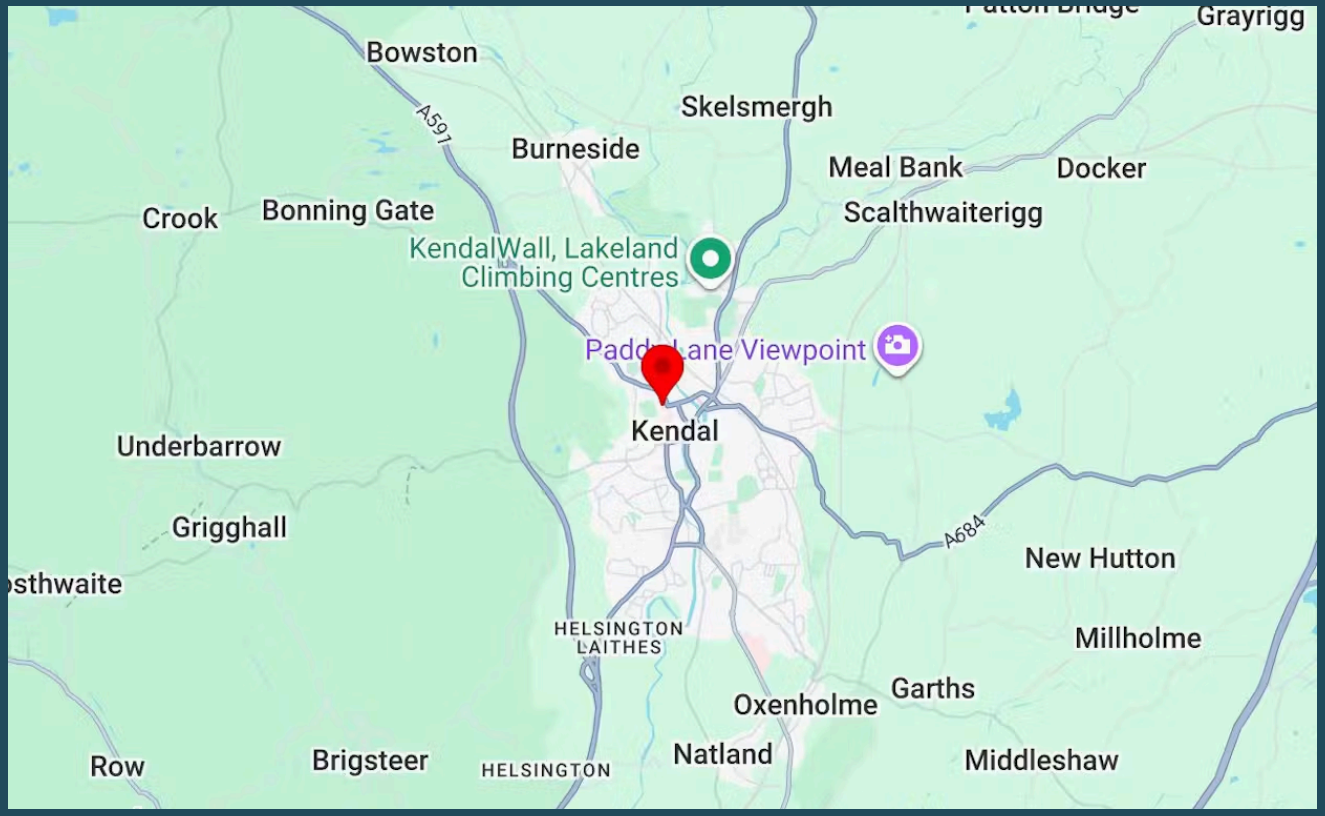
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

Caroline Hayton
0782 3415853
caroline.hayton@dmhall.co.uk

Suzie Barron
07384 818632
suzie.barron@dmhall.co.uk

DM Hall
36 Finkle Street, Kendal
England, LA9 4AB
01539 740 500
cumbriaagency@dmhall.co.uk

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