DM HALL

For Sale

Investment for Sale - Let to 2033, passing rent £12,000 per annum - Asking price £139,950

36 Stramongate, Kendal, LA9 4BN



779 sq ft
(72.37 sq m)

- Prominent Corner Position
- Return Glazed Frontage
- Let to 2033 passing rent £12,000 pa
- £139,950 for the Long Leasehold

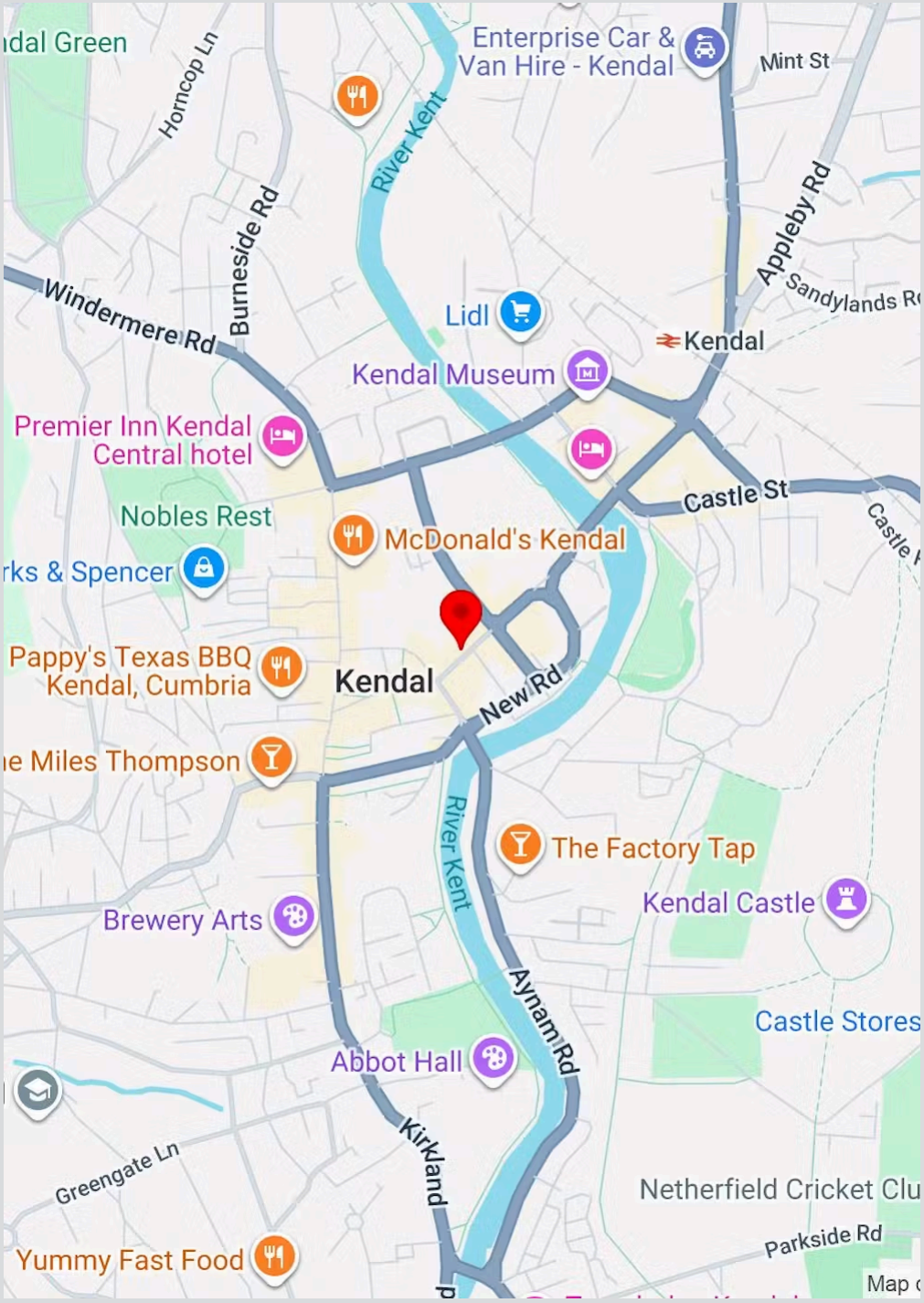
DESCRIPTION

Occupying a prominent corner position at 36 Stramongate, the property comprises a self-contained ground floor retail unit benefiting from a glazed return frontage to both Stramongate and Blackhall Road. The property offers Kitchen and WC facilities within.

The property is currently let to Kendal Vapes on a 10 year lease commencing 7 June 2022 and currently produces a rental income of £12,000 per annum.

A service charge is payable in respect of the property, currently £120 per calendar month, which is fully recoverable from the tenant. The cost of the buildings insurance is also recharged to the tenant.

The property is held on a long leasehold interest and is offered for sale, subject to the existing tenancy, at an asking price of £139,950.



LOCATION

Located in an excellent location where the corner of Stramongate meets Blackhall Road, just off Kendal's town centre. This section of Stramongate has recently undergone redevelopment and modernisation to allow for a pedestrian friendly gateway into the heart of the town. The property is set within a mixed use area, with neighbouring occupiers including, a hairdressers, fishmongers, public house and restaurant.

Kendal is widely known as the Gateway to the Lakes and is a popular tourist destination, attracting visitors throughout the year. The town has a resident population of approximately 30,000 and serves a significantly wider catchment area, drawing shoppers, businesses, and visitors from across South Lakeland and the surrounding region.

EPC

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











PRICE

Offers in the region of £139,950

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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