DM HALL

To Let

TO LET - Retail Premises - Blackhall Yard, Off Stricklandgate, over three floors - 490 sq ft



Unit 6, Blackhall Yard, Off Stricklandgate, Kendal LA9 4LU

45.60 sq m
(490 sq ft)

- Courtyard Location
- Over ground and first floors with ancillary second floors
- Glazed frontage
- 490 sq ft
- £10000 per annum plus VAT and service charge

DESCRIPTION

A traditional two-storey retail unit situated within one of Kendal's established retail yards. The property provides self contained retail accommodation with an attractive glazed frontage overlooking a pleasant yard area adjacent to the town's principal Westmorland Shopping Centre.

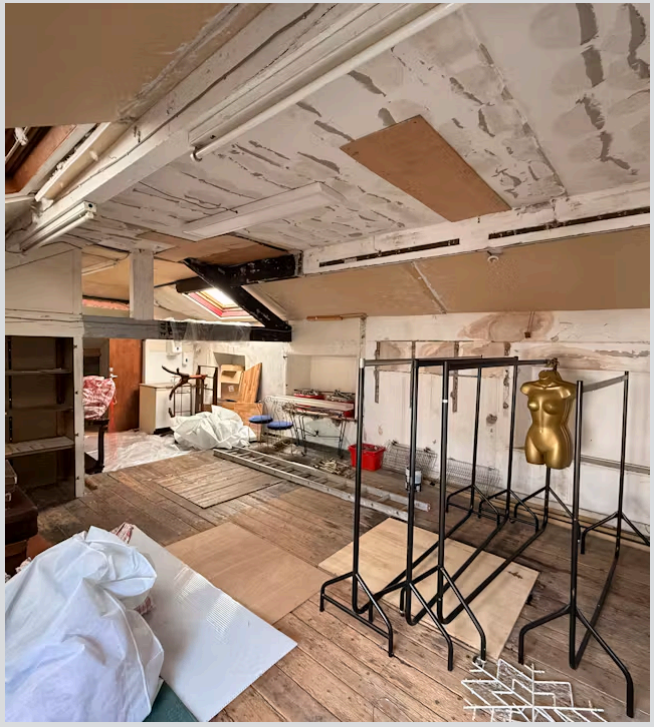
Kendal College now occupies the upper floor of the Shopping Centre, known as the Westmorland Campus. Once the refurbishment works are complete, it is understood that the campus will accommodate approximately 400 students, providing increased footfall to the surrounding area.

The accommodation is arranged over ground and first floors, with an additional second floor offering useful ancillary storage space.









LOCATION

The property is situated towards the head of Blackhall Yard, fronting onto a pleasant courtyard area adjacent to one of the principal entrances to The Westmorland Shopping Centre and Kendal College's Westmorland Campus. The town's main multi-storey car park lies immediately to the east of the property, providing convenient nearby parking facilities.

Kendal, widely recognised as the "Gateway to the Lakes", is a popular and well-established year-round tourist destination.

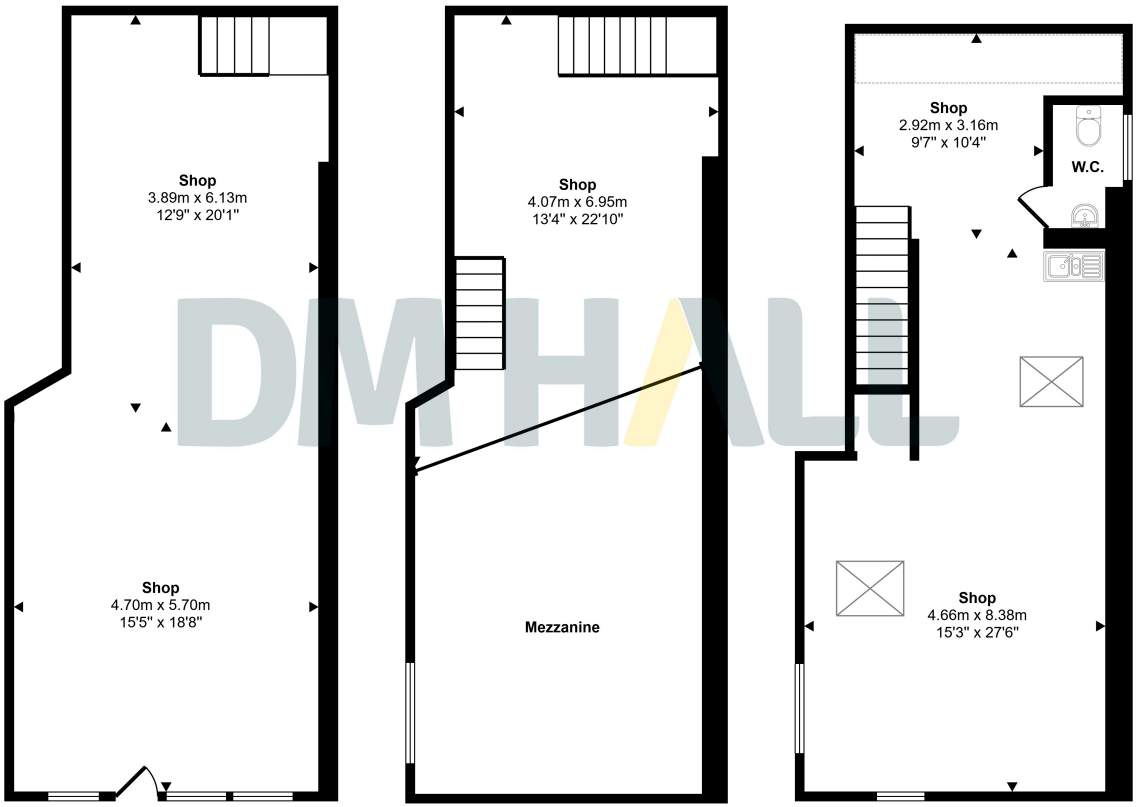
TERMS

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 plus VAT and service charge.

SERVICE CHARGE

A service charge is levied on the property, full details available from the agents.

Approx Gross Internal Area
130 sq m / 1402 sq ft



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Ground Floor
Approx 54 sq m / 576 sq ft

First Floor
Approx 24 sq m / 260 sq ft

Second Floor
Approx 52 sq m / 565 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC
B (47)

LEGAL COSTS
Each party to bear their own costs

VAT
Applicable

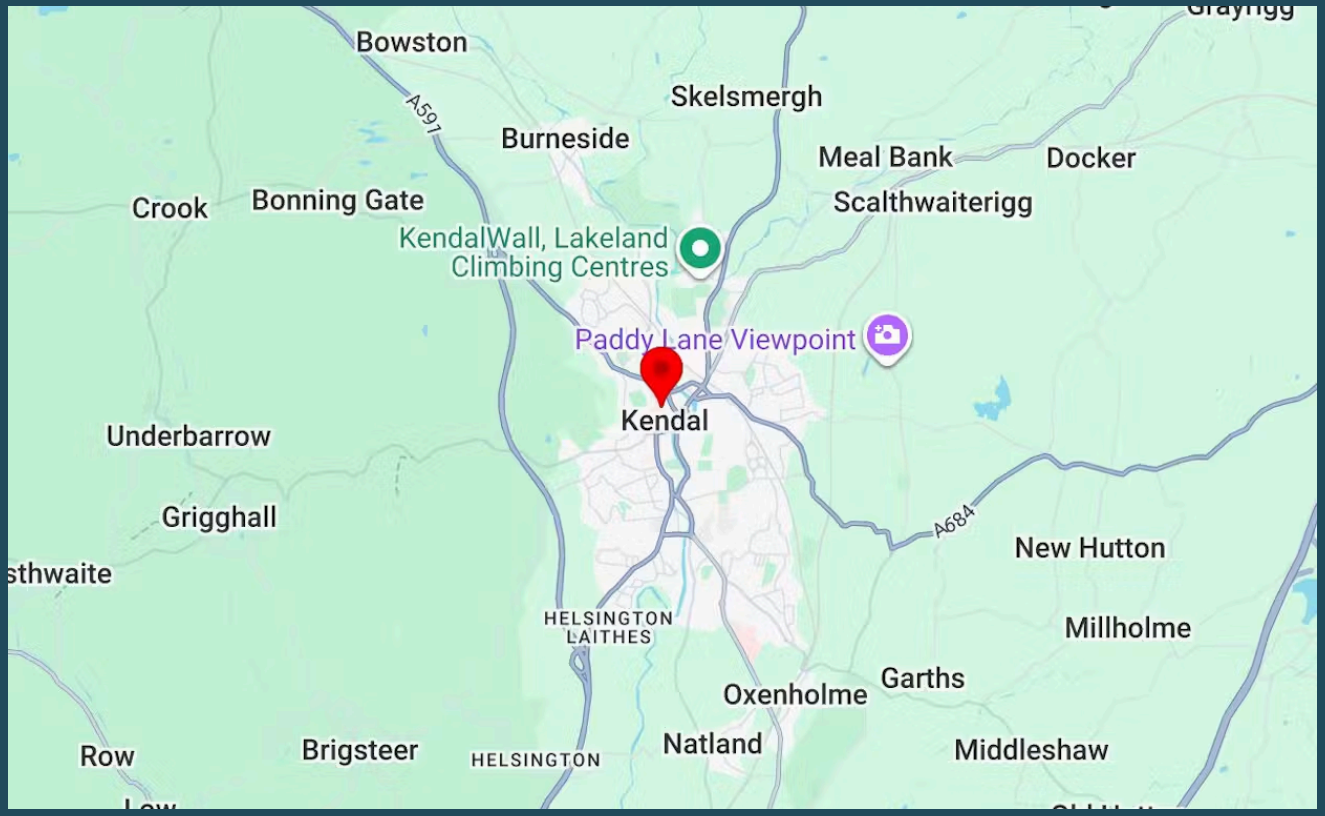
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Please contact: Alex Smith or Caroline Hayton at our Kendal office for viewings:
alex.smith@dmhall.co.uk - caroline.hayton@dmhall.co.uk

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Make an enquiry

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