DM HALL

To Let

TO LET - Historic Tea Rooms in Town Centre Location £14,000 per annum



80B Highgate,
Kendal
LA9 4HE

98.01 sq m
(1,055 sq ft)

- Fully Furnished Tea Rooms
- Within a Grade II Listed property
- Around 30 covers
- 1055 sq ft
- £14,000 per annum

DESCRIPTION

Situated on Highgate, just a short stroll from Kendal Town Hall and the town centre, this is a rare opportunity to rent a charming and historic Grade II Listed property, most recently trading as Masters House Tea Rooms.

The premises are accessed via an attractive historic archway, leading through to a peaceful courtyard setting surrounded by traditional almshouses. The property retains an abundance of character and period features, creating a unique and appealing setting for a café, tea room or similar hospitality use.

Currently arranged to provide approximately 30 covers across the ground and first floors, the accommodation also benefits from a fully fitted kitchen and WC to the rear. The premises are offered with a range of existing tables, chairs and other fixtures and fittings, providing an excellent opportunity for an incoming tenant to establish their own business.

There is also potential to refresh the existing layout and configuration to create additional seating, subject to any necessary consents.
The property will be available from February 2027









LOCATION

The property occupies a prominent position on Highgate, one of Kendal's principal shopping streets and a key route into the town centre via the one-way system. Situated just a short stroll from Kendal Town Hall, the premises front an attractive historic courtyard, formerly associated with the town's old hospital.

A particular advantage of the location is the coach drop-off point immediately adjacent to the property, offering excellent potential to benefit from passing trade and visiting groups.

The surrounding area comprises a mix of commercial uses, including offices, banks and established retailers, with nearby occupiers including HSBC Bank and Hunters Estate Agents. The combination of a central town centre location, historic setting and regular coach traffic makes this an appealing location for a café, tea room or similar hospitality business.

EPC

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









NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

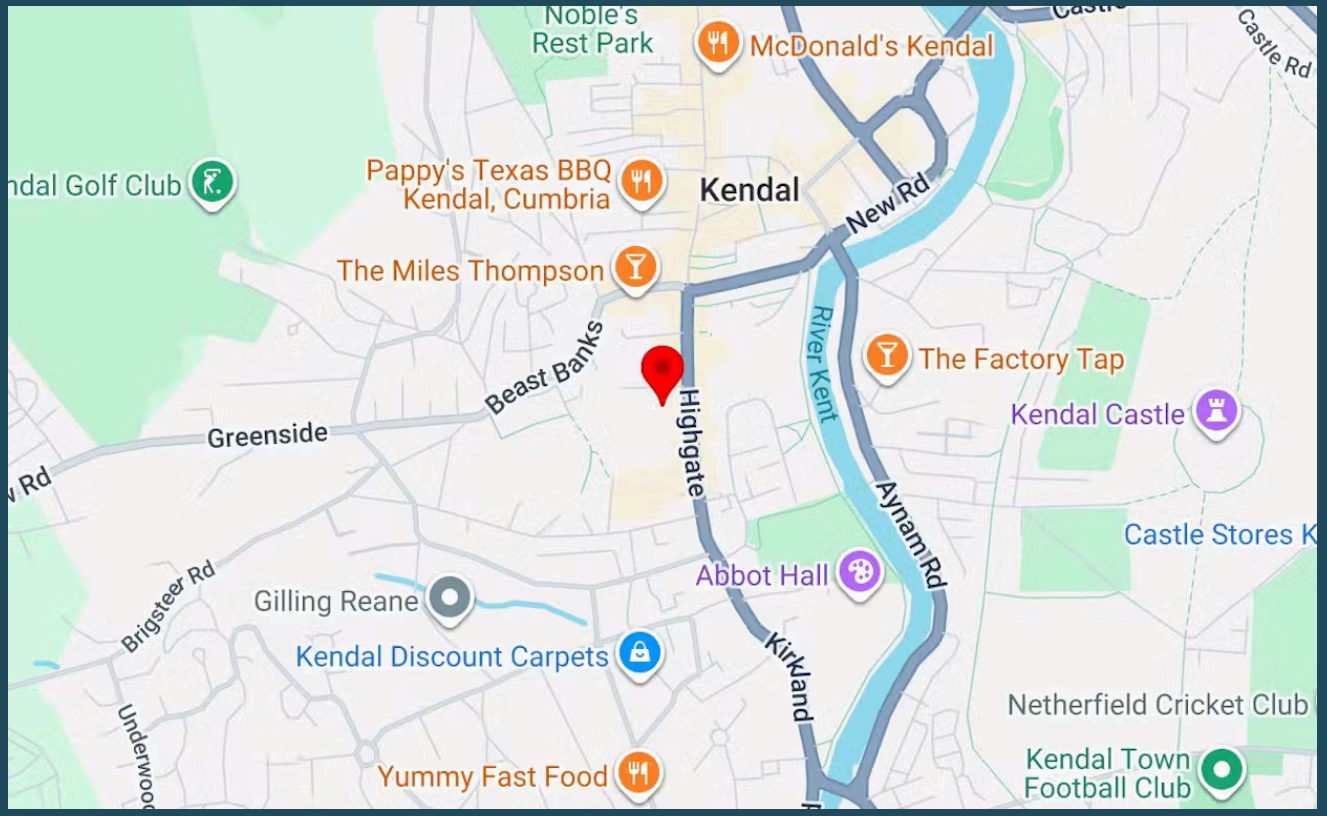
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: NOVEMBER 2026