DM HALL

For Sale

FOR SALE - Freehold property in town centre location - £129,000 Available with Vacant Possession

29-33 Allhallows Lane, Kendal LA9 4JH



89.50 sq m
(963 sq ft)

- Period features
- Two glazed display fronts
- Over 3 floors
- 963sq ft GIA
- £129,000 for the freehold
- Vacant Possession

DESCRIPTION

Available with vacant possession.

Set halfway along the popular Allhallows Lane in the centre of town, this property offers an abundance of character and period features. The property has been utilised for general retail purposes by the same occupier for over 30 years, with the existing business making excellent use of the property's character and distinctive features.

The property is accessed via a private entrance positioned centrally between two glazed display windows. Upon entering, there is an attractive ground floor retail area featuring original wooden beams and an original stone fireplace, providing a wealth of character. From the main retail area, access is provided through to further ground floor retail accommodation. Original wooden staircases from each of the ground floor areas lead to additional retail space at first floor level. The first floor also provides access to ancillary storage accommodation at second floor level, offering useful additional space for storage and supporting the retail use. There are WC facilities on this level.

The property provides an incoming purchaser with an excellent opportunity to upgrade and adapt the existing accommodation to suit their individual requirements. Alternatively, there may be potential for redevelopment of the property, subject to obtaining the necessary planning consents.









LOCATION

Located on Allhallows Lane in the heart of Kendal town centre, the property occupies an excellent position within an established mixed-use retail and commercial area. Allhallows Lane is a well established town centre location with a varied mix of independent retailers, specialist businesses, cafés, leisure operators and national occupiers, creating a diverse trading environment.

The property is well positioned within easy walking distance of Kendal's principal shopping areas, including Highgate, Stricklandgate, and the Market Place.

Kendal is a popular and historic market town situated on the edge of the Lake District National Park and is widely recognised as the 'Gateway to the Lakes'. The town serves as an important retail, commercial and leisure centre for the surrounding South Lakeland area, benefiting from both a substantial local catchment and significant visitor and tourist trade throughout the year.

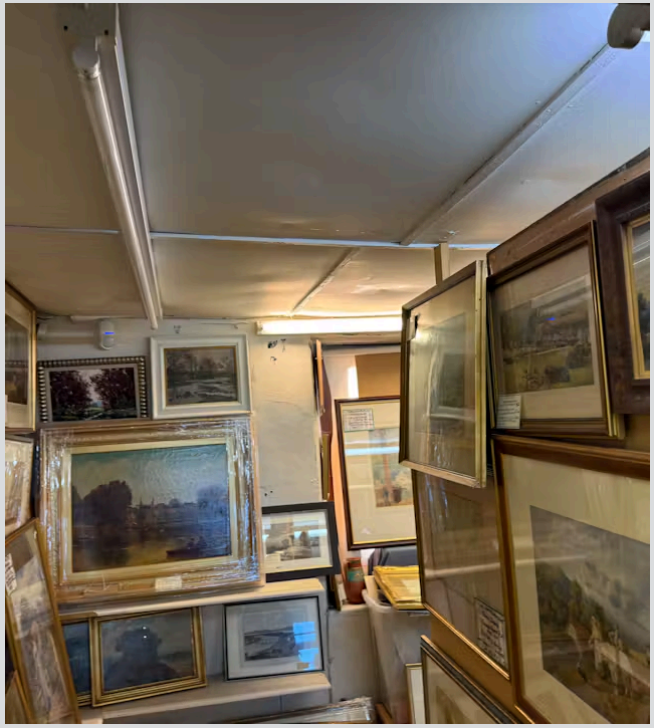
TERMS

The property is available for sale at an asking price of £129,000

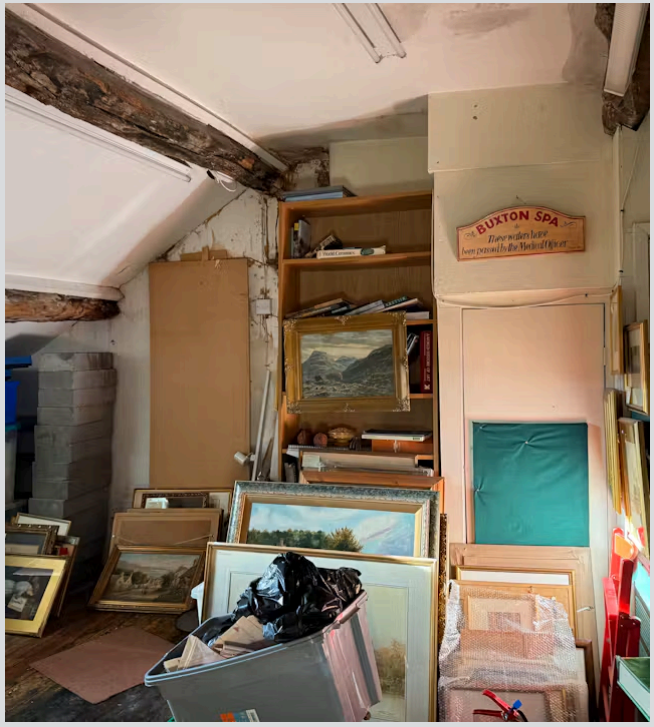
EPC

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









FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit - Ground Floor	388	Available
Unit - First Floor	378	Available
Unit - Second Floor Storage	198	Available
Total	**964**	

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

PRICE
£129,000 Offers in the region of

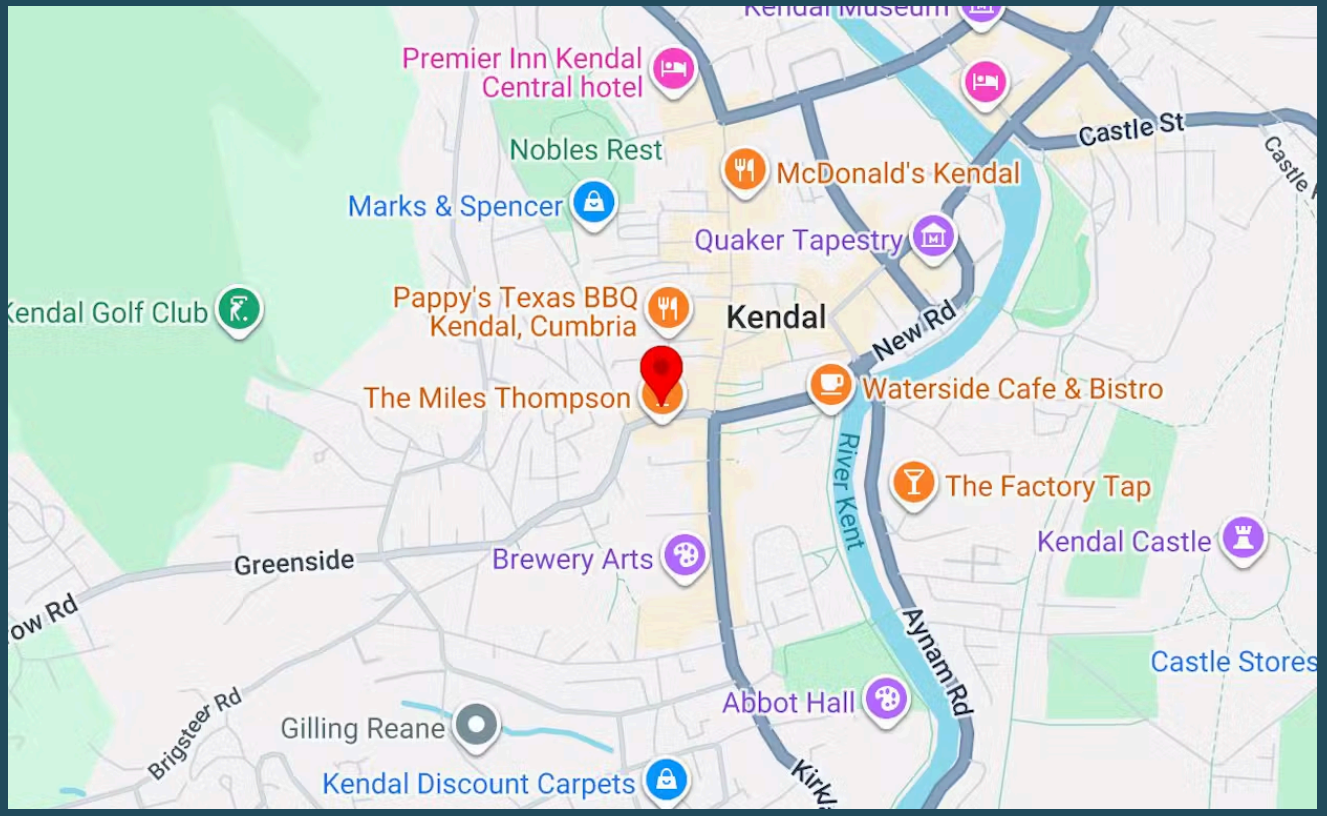
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Viewings are to be made strictly via the agent. Caroline Hayton - caroline.hayton@dmhall.co.uk Suzie Barron - suzie.barron.dmhall.co.uk

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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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