DM HALL

For Sale

FOR SALE - Retail/Office/Studio with 2 x residential flats above - £285,000

147 Highgate,
Kendal
LA9 4EN



102.47 sq m
(1,103 sq ft)

- Deceptively Spacious Commercial to Ground
- Retained Period Features
- 2 x Residential Flats to the upper floors
- £285,000 for the freehold investment

DESCRIPTION

An excellent opportunity to acquire a mixed-use freehold investment property, prominently positioned on Highgate and comprising a ground floor commercial premises together with two self-contained residential flats to the upper floors.

The ground floor provides a lock-up retail premises with a glazed frontage directly onto Highgate, providing excellent visibility and prominence. The accommodation offers a mix of retail, office and studio space, with the rear of the property providing a degree of privacy away from the main frontage.

To the first and second floors are two self-contained two-bedroom residential flats, both of which are currently let and provide an established rental income as follows:

First Floor Flat — 2 bedrooms: £9,000 per annum (£750 pcm)
Second Floor Flat — 2 bedrooms: £6,600 per annum (£550 pcm)

The residential accommodation therefore produces a combined annual rental income of £15,600.

The ground floor commercial premises are currently vacant and are being actively marketed to let at an asking rent of £12,000 per annum, providing a prospective total rental income of £27,600 per annum once the commercial accommodation is let.

The property therefore offers an attractive opportunity for an investor to acquire a freehold mixed-use asset with existing residential income and further rental potential from the vacant commercial accommodation.







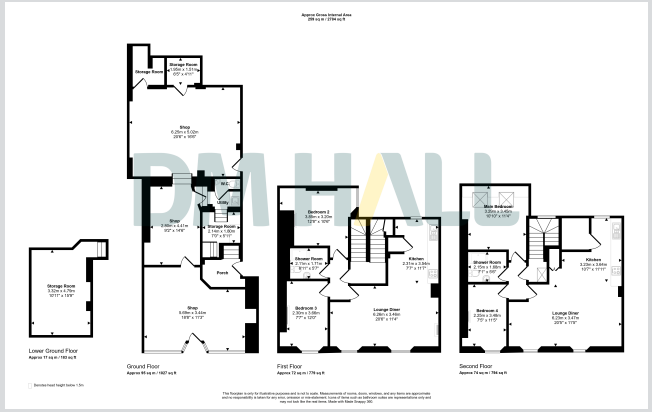


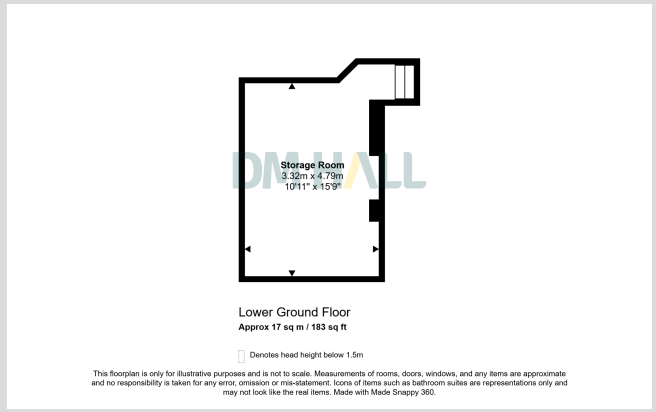
LOCATION

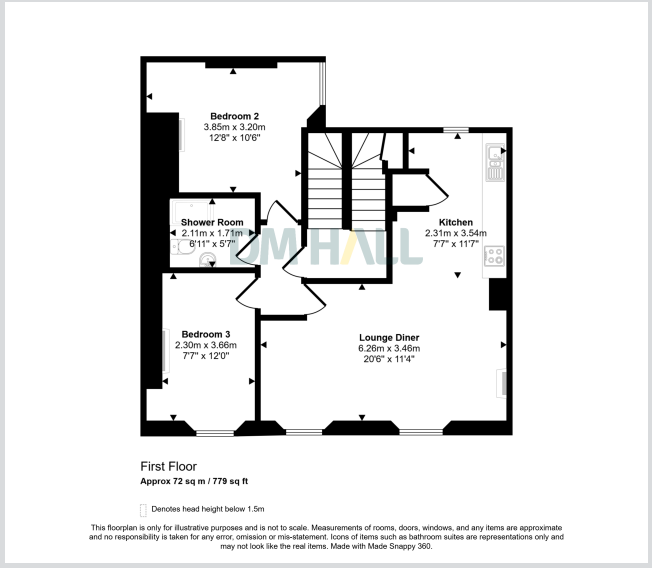
Located on Highgate to the Southern end of Kendal's town centre, on the main road through the town in to the centre. Kendal is known as the gateway to the lakes and offers an all year tourist destination. The property is situated in a mixed area with offices, retail properties and very close to The Brewery Arts Centre.

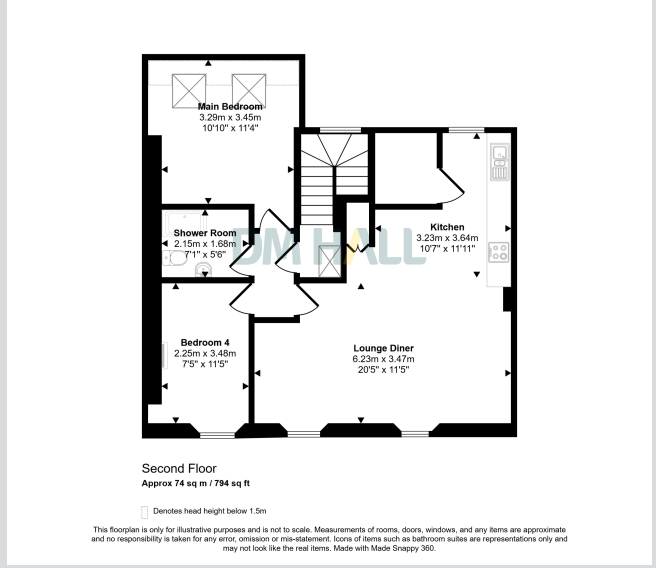
EPC

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









NON-DOMESTIC RATES

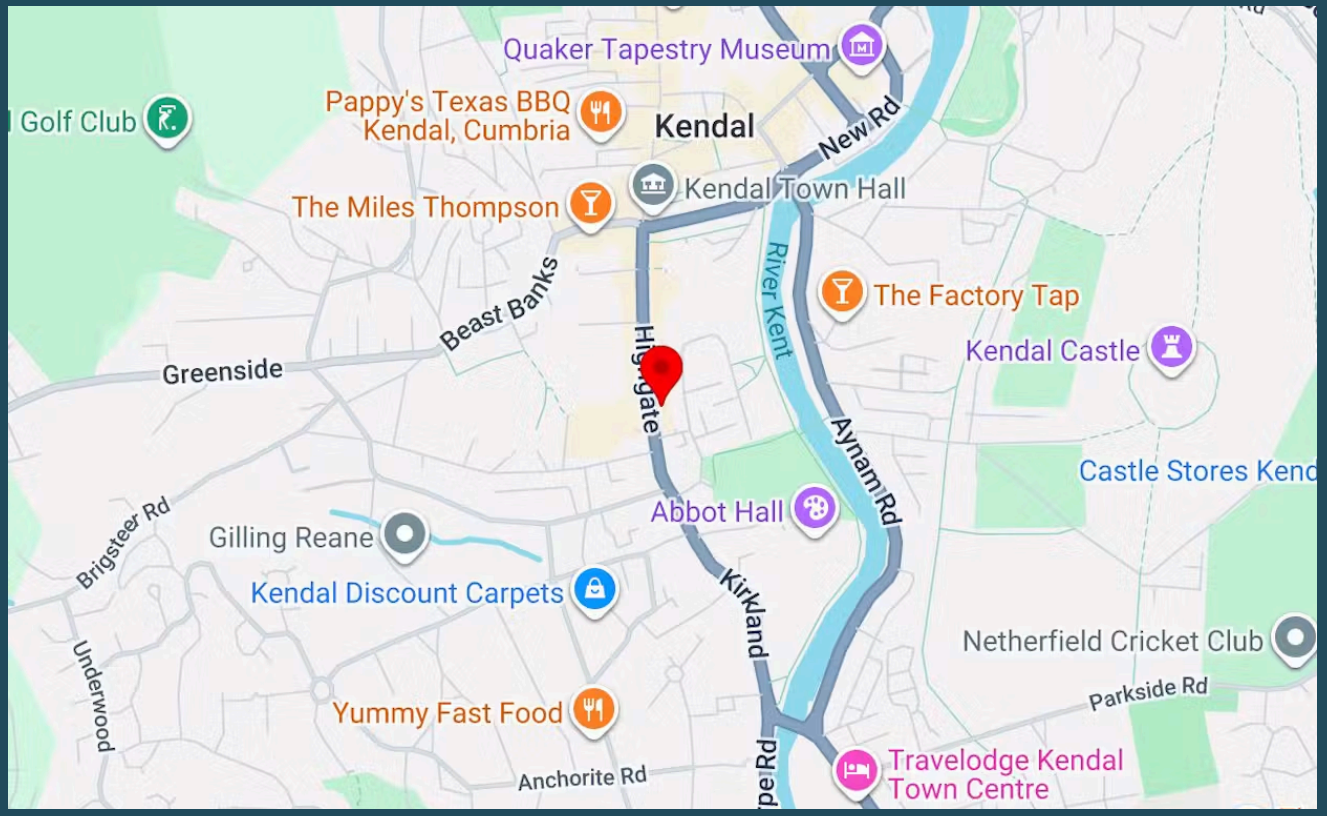
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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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.



Make an enquiry

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DM HALL

Regulated by RICS

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PROPERTY REF: 11528K

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