DM HALL

For Sale

FOR SALE FREEHOLD - Ground Floor Retail/Office Premises - £95,000



Ground Floor Retail, 10 Lound Road, Kendal LA9 7DT

48.96 sq m (527 sq ft)

- Freehold Ground Floor Premises
- Two Access Doors from Lound Road
- Open Plan with Secondary Space off
- 527 sq ft
- £95,000 for the freehold

DESCRIPTION

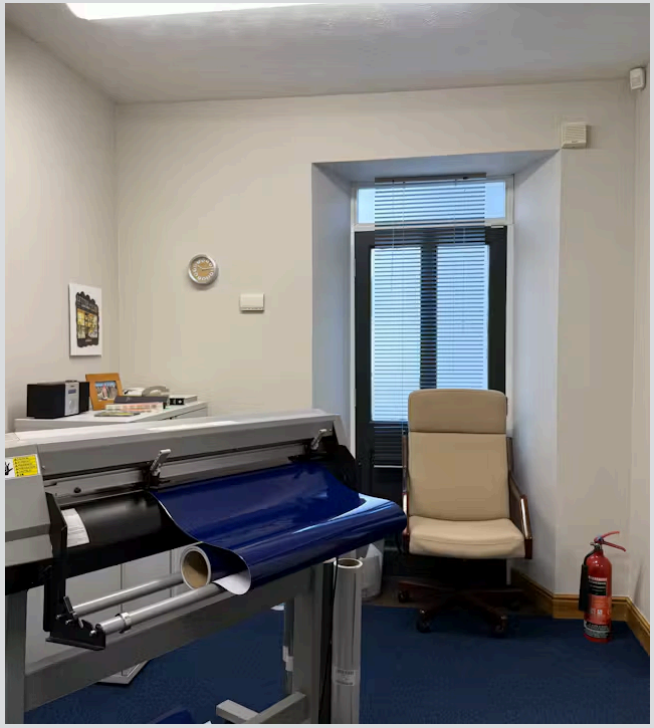
Available freehold, these ground floor retail premises provide two designated retail/office areas with flexible accommodation.

Accessed from Lound Road, the property benefits from two separate access doors. The main double doors lead into a large open-plan area, currently configured as studio space. Off this area is a further smaller room currently used as an office, which also benefits from its own dedicated access from Lound Road.

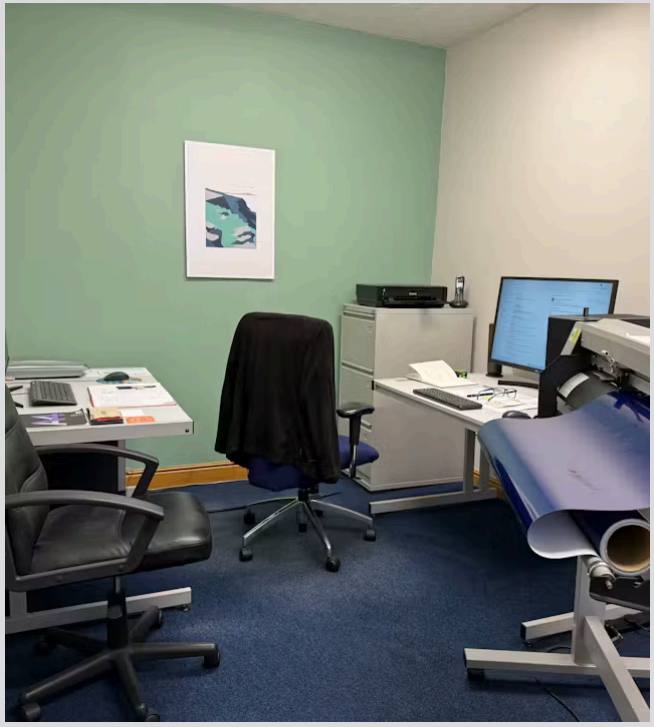
The separate access points provide the flexibility to utilise the accommodation as one space or, if required, as two separate areas, subject to any necessary consents.

To the rear of the property there are WC facilities a further storage area and a rear access door.









LOCATION

Located on Lound Road in Kendal, the property is situated within an established mixed-use area incorporating retail, hospitality and residential properties.

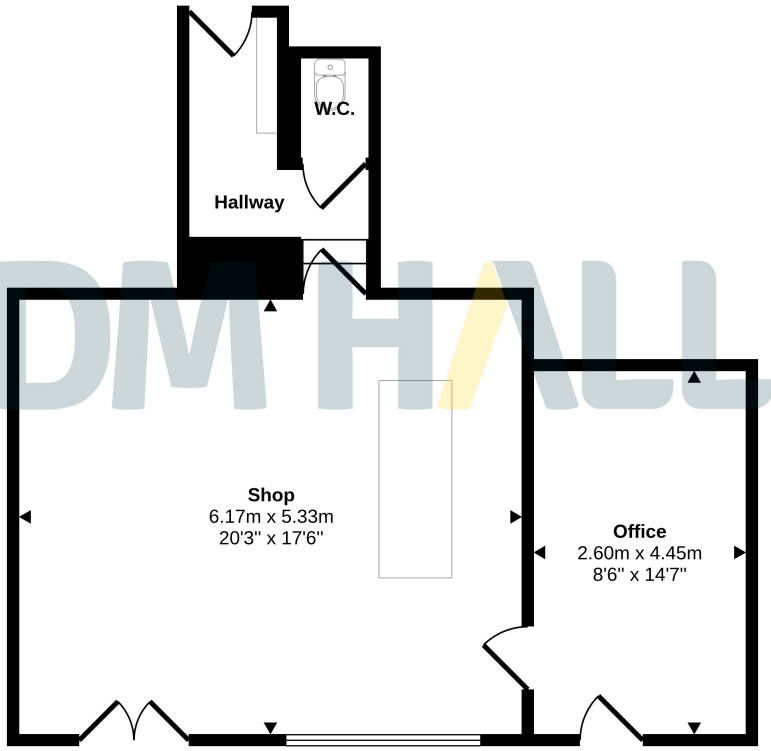
The location offers the benefit of being close to Kendal town centre, while providing convenient access without the need to travel directly through the town centre itself. The property is positioned directly opposite the Travelodge Hotel, which also incorporates a number of commercial and residential units.

Kendal is a well-regarded market town, widely known as the 'Gateway to the Lakes', and serves a local population of approximately 30,000. The town benefits from a strong mix of independent and national retailers, businesses, hospitality operators and professional services, together with excellent access to the wider South Lakeland area.

EPC

B (50)

Approx Gross Internal Area
52 sq m / 561 sq ft



Floorplan

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.

PRICE

Offers in the region of £95,000

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

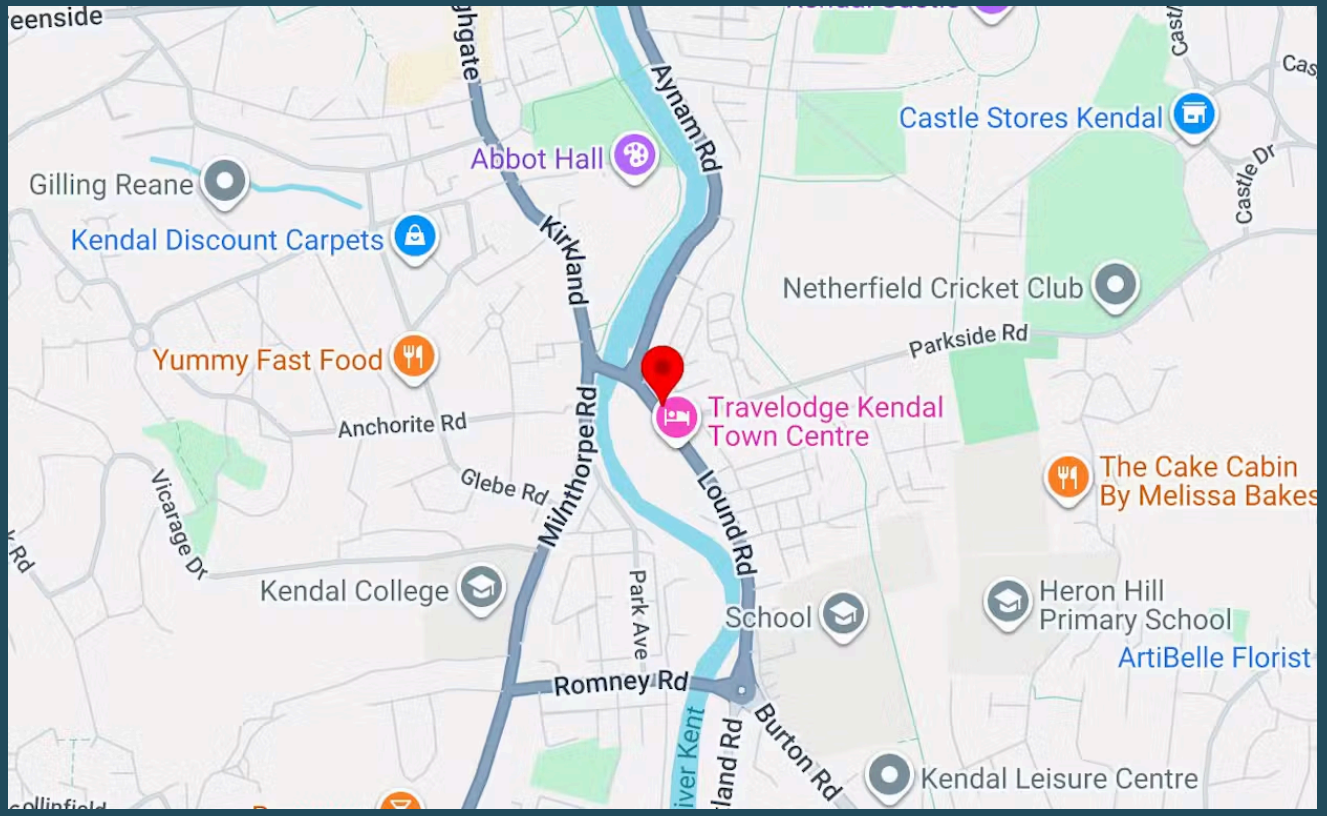
Strictly by contacting the sole agents.

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Make an enquiry

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