DM HALL

For Sale

For Sale Office with Period Features - £90,000



29 Kirkland,
Kendal
LA9 5AF

32.42 sq m
(349 sq ft)

- Period Features
- Glazed frontage on to Kirkland
- GIA 349 sq ft
- For Sale : £90,000

DESCRIPTION

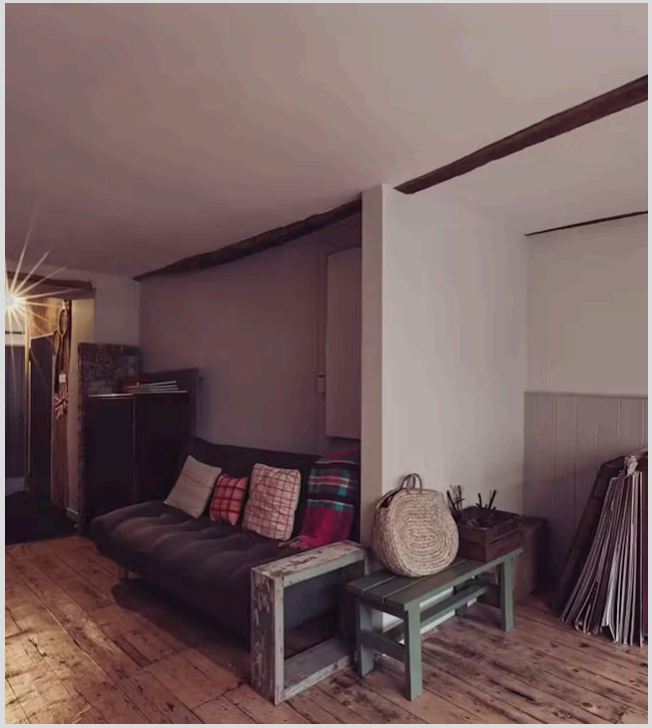
Situated towards the lower end of town on Kirkland, this charming property has most recently been used as a photography studio and office space.

Presented in excellent condition, the property has been sympathetically modernised while remaining in keeping with its historic character. Original features, including open fireplaces and exposed beams, have been carefully retained, complemented by modern additions such as an updated kitchen and contemporary shower room.

Accessed directly from Kirkland, the property opens into a spacious open plan area which leads through to the kitchen, a useful storage area, and shower room.

To the rear, there is access to a small communal courtyard, from which a basement can be reached, providing further ancillary storage space.

Although most recently used as studio space the property would lend itself to a range of commercial uses, including general office, retail and therapy space.









LOCATION

Located on Kirkland, the property occupies a position on the main arterial route into the town centre. It is situated within an attractive historic area, close to the Parish Church and surrounded by a variety of character properties.

The surrounding area is home to a mix of established occupiers, including the well known Pete Bland Sports, hair salons, independent retailers, and a range of professional office users.

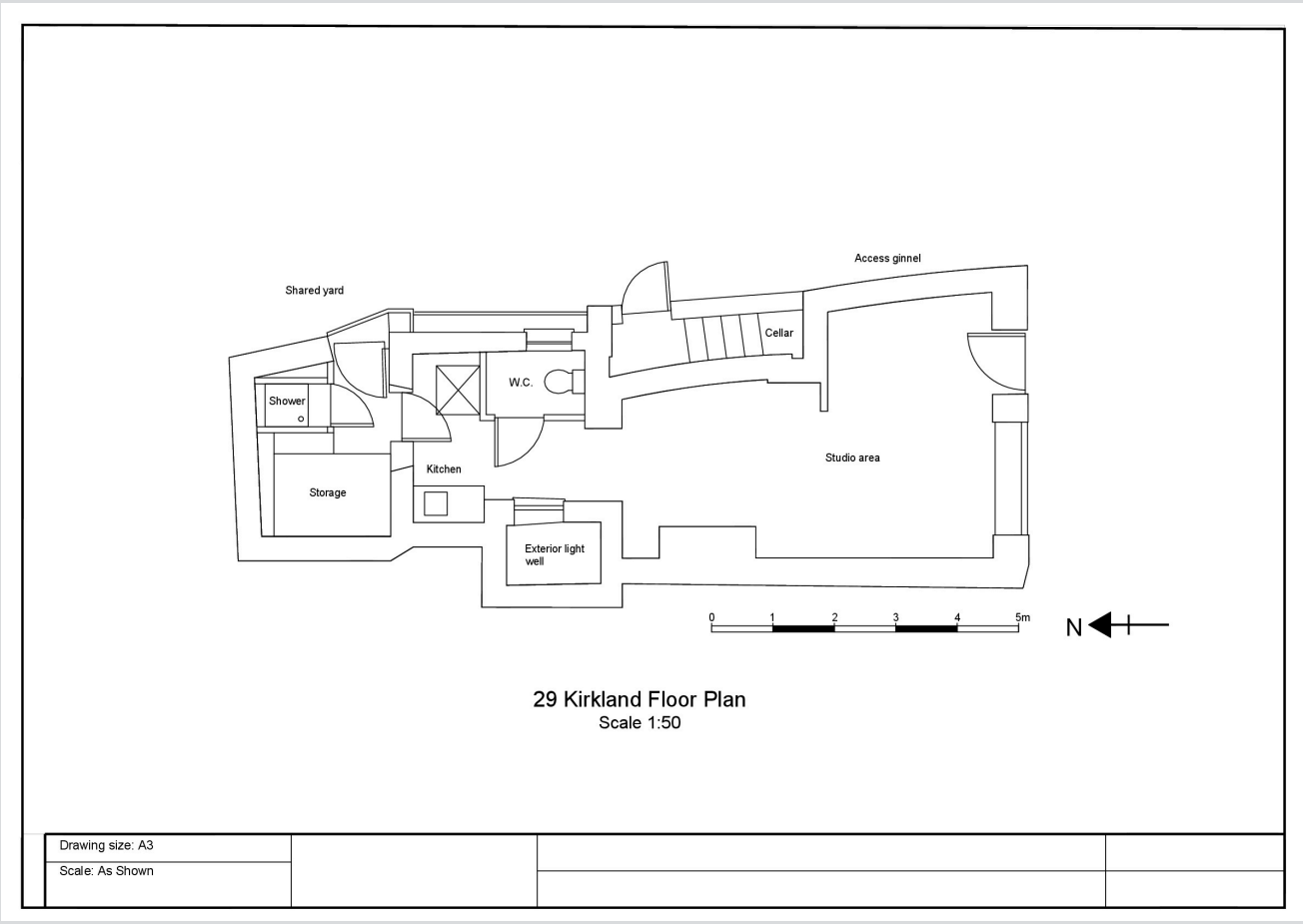
Kendal is widely known as the Gateway to the Lakes and is a popular tourist destination, attracting visitors throughout the year. The town has a resident population of approximately 30,000 and serves a significantly wider catchment area, drawing shoppers, businesses, and visitors from across South Lakeland and the surrounding region.

EPC

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

LEGAL COSTS

Each party to bear their own costs



VAT

Not applicable

NON-DOMESTIC RATES

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

VIEWING & FURTHER INFORMATION

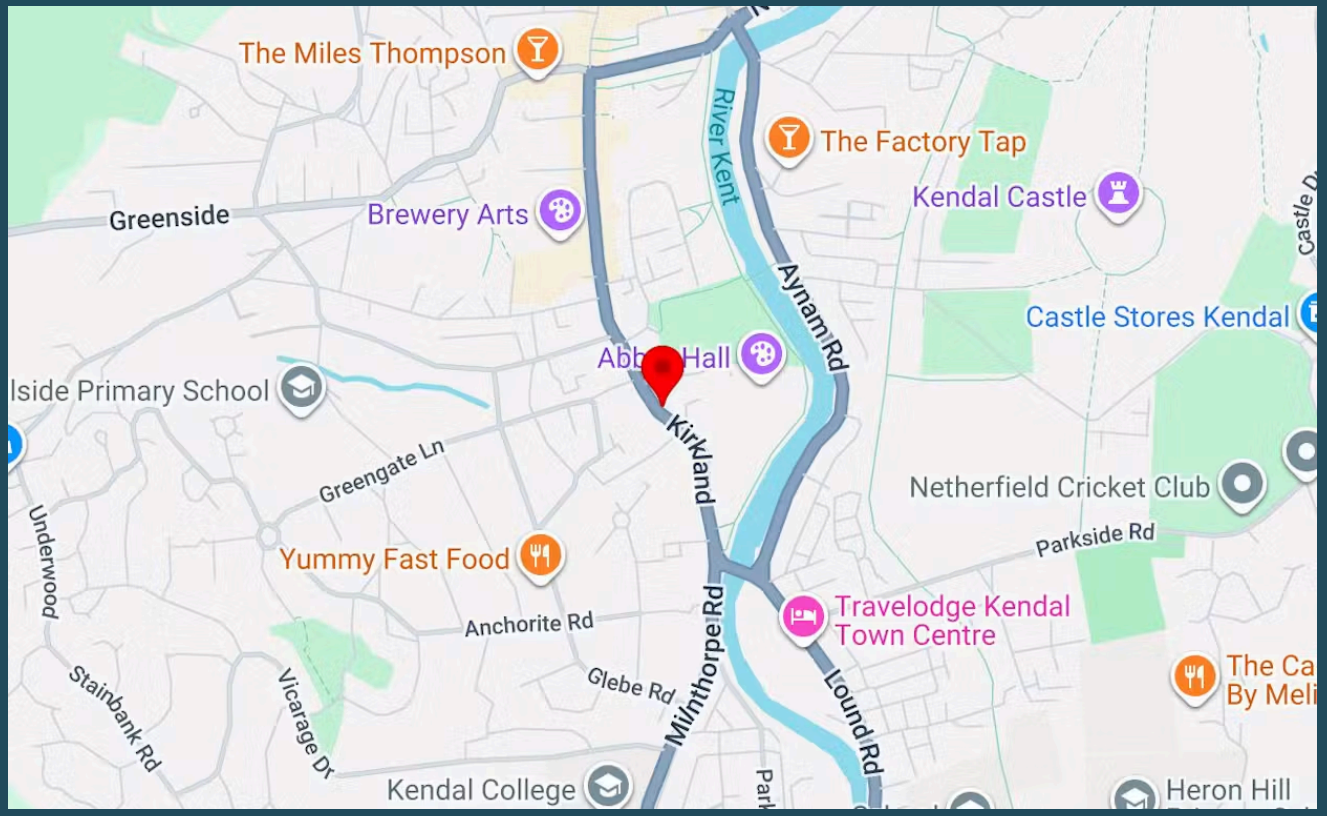
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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