DM HALL

For Sale

FOR SALE - Fully Let Investment *NEW PRICE £87,500*



3 Kirkland, Kendal LA9 5AF

45.80 sq m
(493 sq ft)

- Investment Property For Sale
- Passing rent: £6,500 p.a.
- Area: 493 sq ft
- EPC: D (81)
- NEW PRICE £87,500

DESCRIPTION

An attractive commercial investment property situated in the popular Kirkland area of Kendal, currently let as office accommodation.

Sympathetically modernised to a good standard, the premises benefit from a recently installed MEV heating system (certification available upon request). While updated, the property retains its character features, including exposed ceiling beams.

The internal layout provides versatile accommodation comprising:

• A self-contained office to the right-hand side upon entry, with a glazed window frontage onto Kirkland
• Two steps leading down to an open-plan workspace with kitchenette and attractive window aspect overlooking the adjacent beck
• A further small, self-contained office
• WC facilities

The combination of character features and modern upgrades, together with its established tenancy, makes this an appealing investment opportunity in a sought-after central location.









LOCATION

Located in Kirkland, known as the Creative Quarter, in the southern end of Kendal's town centre. Situated on the one way system into town in an area of mixed use independent retailers and office occupiers. Kendal is serviced by two train stations - Kendal and Oxenholme, giving excellent rail links to the wider national network and a town centre bus station. The national motorway network is also close at hand with junctions 36 and 37 to the south.

TERMS

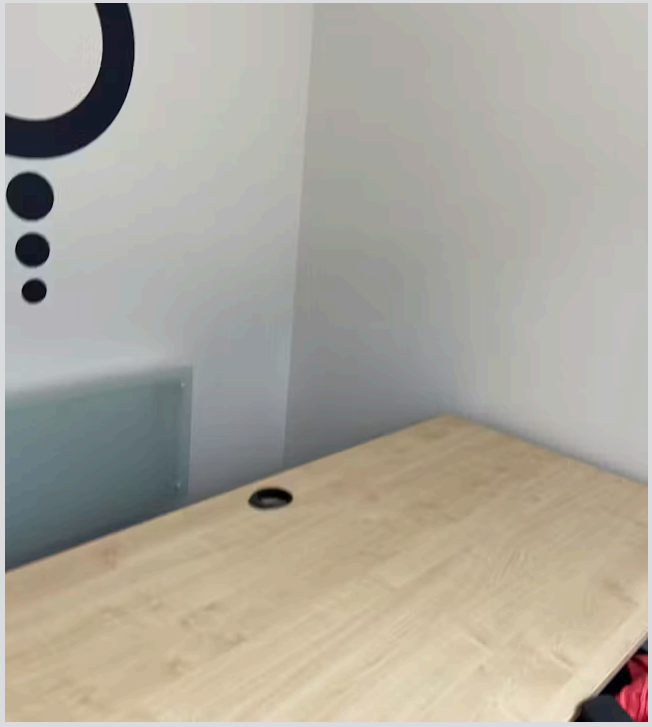
The freehold is available for offers in the region of £87,500. The property is let to an established office occupier from March 2023 on a 3-year lease, generating a passing rent of £6,500 per annum.

EPC

D (81)









LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

PRICE
Offers in the region of £87,500

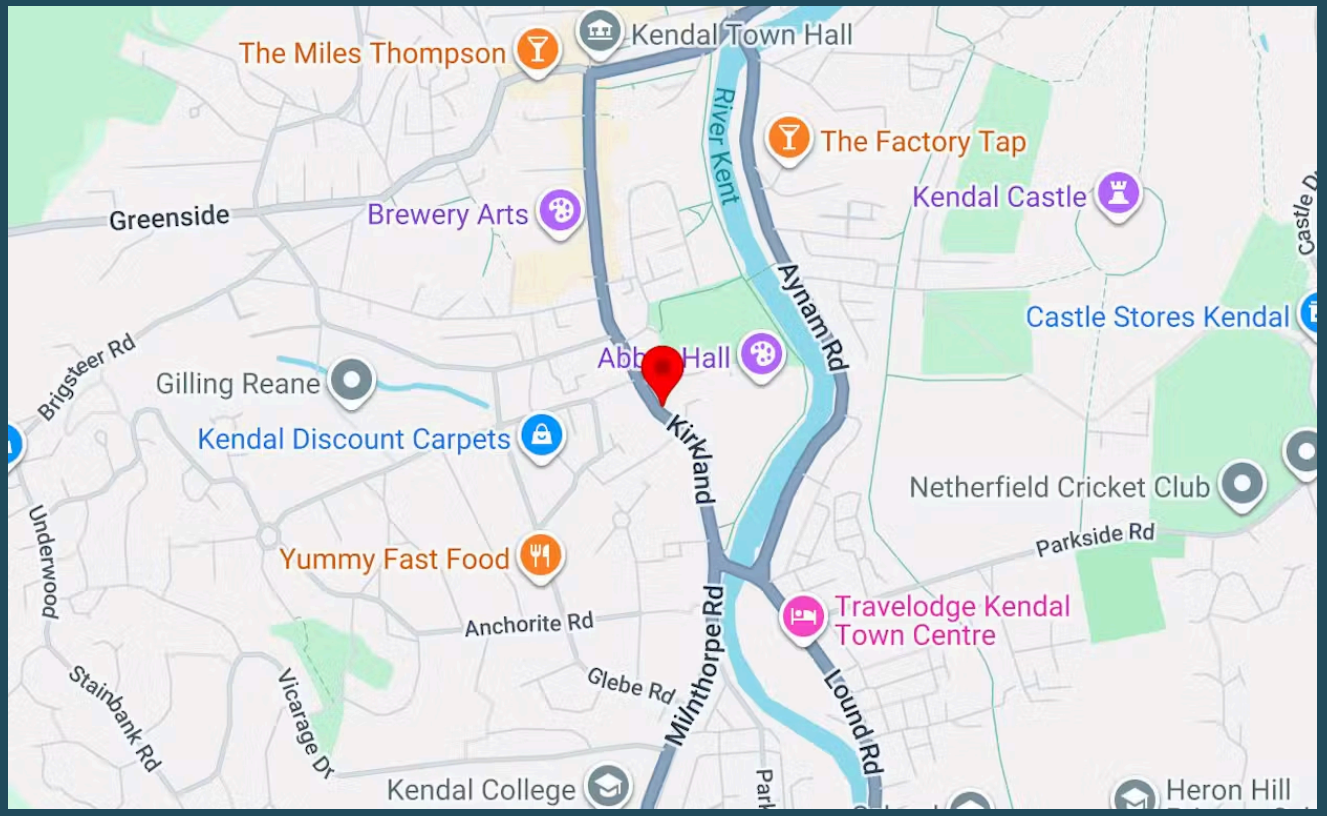
NON-DOMESTIC RATES
Rateable Value: £5,000

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

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