DM HALL

For Sale

Substantial Office Building. Grade II Listed - Development Opportunity - Asking Price £350,000



Lowther House, 34 Lowther Street, Kendal LA9 4DX

261.06 sq m
(2,810 sq ft)

- Grade II Listed
- Substantial property over 5 Floors
- Redevelopment opportunity
- Abundance of Period Features
- Asking price £350,000
- 2809 sq ft

DESCRIPTION

DM Hall are delighted to bring to the market for sale is this substantial and imposing Grade II listed property, and one of Kendal's most distinguished office buildings. Occupying a prominent position at the foot of Lowther Street, the property enjoys an attractive setting overlooking the River Kent.

Internally, the building retains a wealth of original period features, including cast-iron fireplaces, decorative cornicing, exposed beams, sash windows, and impressive bay windows that offer views across the river and surrounding area.

Steeped in history and character, the property presents an exciting opportunity for sympathetic refurbishment and modernisation to suit a purchaser's individual requirements. Subject to the necessary planning consents, the building may also offer potential for conversion to residential use.

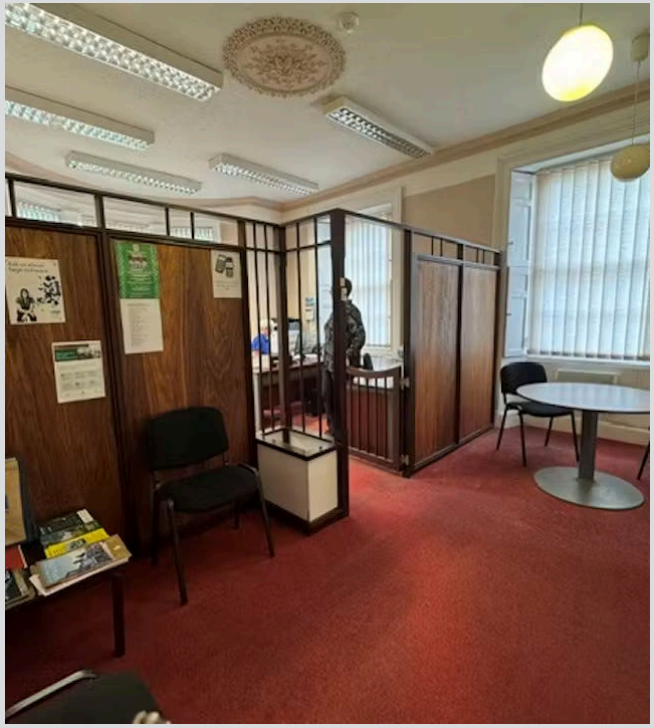
The current layout comprises a welcoming entrance hall and reception area, together with a variety of cellular office suites and meeting rooms. Additional accommodation includes an extensive dry basement and useful attic space.

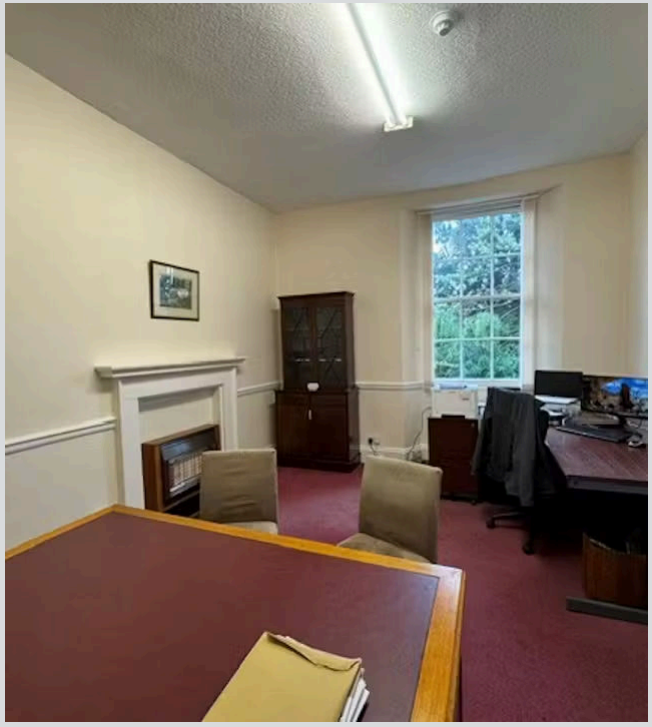
From the ground floor there is access into a yard area, with an area looking onto the River Kendal. The yard also offers a useful outhouse space which could be utilised for extra storage.

Having been well maintained by the current occupiers, the property is now ideally suited to redevelopment, refurbishment, or continued commercial use. The property extends to an overall Gross Internal Area of 2810 sq ft.

The property is connected to mains water, gas and electricity.









LOCATION

Occupying an enviable riverside position at the lower end of Lowther Street in Kendal, the property benefits from a prominent and well-connected location.

Situated just a short walk from the town centre, it offers excellent accessibility while remaining central to Kendal's retail area. The property is close to a number of public car parks and is surrounded by a variety of established professional office occupiers.

Kendal is widely regarded as the Gateway to the Lake District and has a resident population of approximately 30,000. In addition, the town serves a much wider catchment area, drawing visitors and shoppers from across South Lakeland and beyond. Kendal also benefits from a strong and consistent tourist trade throughout the year, supporting a vibrant local economy.

TERMS

The property is available to purchase freehold at an asking price of offers in the region of £350,000. VAT is not payable on the asking price.

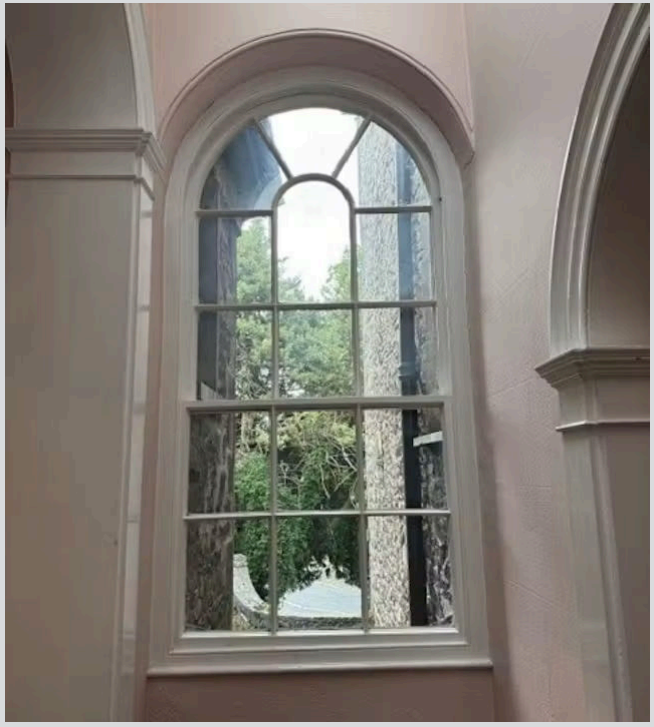
EPC

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









PRICE

£350,000 Offers in the Region of

NON-DOMESTIC RATES

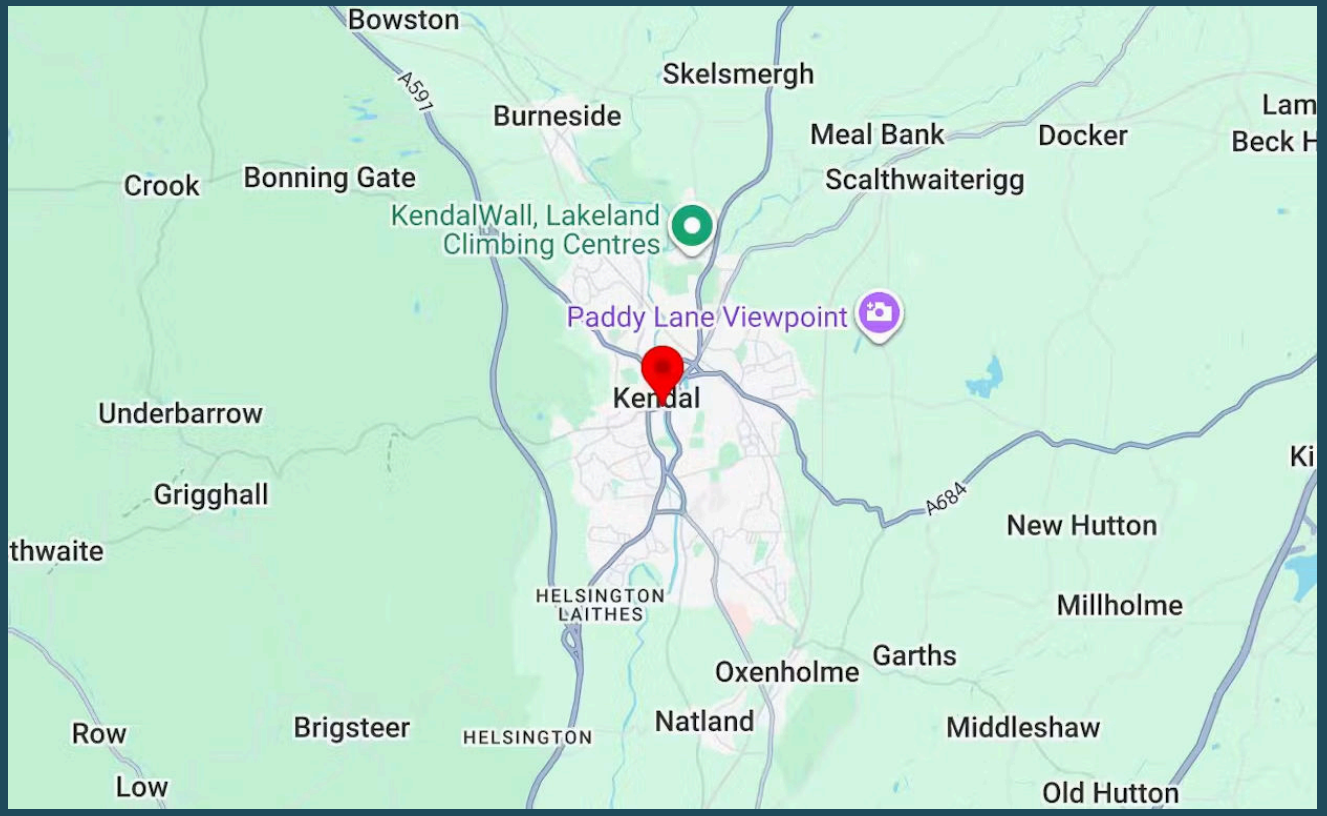
Rateable Value: £19,750

VIEWING & FURTHER INFORMATION

Enquiries to our Kendal office: Caroline Hayton

ANTI-MONEY LAUNDERING

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Make an enquiry

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DATE OF PUBLICATION: NOVEMBER 2026

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