

# TO LET

# Carter Jonas



**Shap Road  
Kendal, Cumbria  
LA9 6BZ**

**Ground Floor Showroom with  
First Floor Offices**

- Occupying a strategic location on Shap Road, Kendal
- Ground floor showroom of 148.6 sqm (1,600 sq ft)
- First floor offices of 87.5 sqm (942 sq ft)
- Available as a whole at a rental of £30,000 per annum or the property can be sub-divided subject to Landlord's approval.

**LOCATION**

The property occupies a high profile position at the southern end of Shap Road in Kendal.

Kendal is the principal town of South Lakeland and is situated just outside the Lake District National Park, only 6 miles from Junctions 36 and 37 of the M6 Motorway.

The A6 Shap Road provides a direct route south into Kendal town centre or north to Shap and Junction 39 of the M6, circa 15 miles away.

The location is established as one of the main trading locations in Kendal providing a mixture of warehouses, offices, showrooms and trade counter properties with nearby occupiers including Webbs and Inkwood Interiors.

A short distance to the north is Mintsfeet Industrial Estate with occupiers including Screwfix, Howdens, Travis Perkins and The Lakeland Tile & Bathroom Company.

**DESCRIPTION**

The property is accessed from Shap Road and comprises a semi-detached brick built building which is rendered and pebble dashed at upper floor level and is beneath a pitched felt roof.

The premises incorporate a showroom with first floor offices and pedestrian access to the front. Internally, the showroom is fitted out with a front raised entrance display area leading to an open plan showroom, rear storeroom, kitchen and WC. The ground floor has laminate flooring with track spot lighting and is air conditioned. There is a sales island / counter, double glazed retail windows and display slat wallpanelling.

The first floor offices are accessed via an independent staircase to the side of the premises but can also be accessed via the showroom. The offices benefit from 3 individual office areas, kitchen and WC. The first floor accommodation has recently been refurbished and comprise of plaster painted walls and ceiling, carpeted floors, ceiling lights and double glazed windows which give views of the hills beyond.

Externally, there are 3 car parking spaces, which are to be let with the ground floor showroom, if the property is sub-divided.

**ACCOMMODATION**

It is understood, the premises provide the following approximate net internal measurements:

Floor	SQM	SQFT
Ground floor - Showroom / Retail Area	148.6	1,600
First floor - Offices	87.5	942
Total	236.1	2,542

**SERVICES**

We are advised that all mains services are connected. However, prospective occupiers are advised to make their own investigations as to their state and condition.

**BUSINESS RATES**

According to the Valuation Office website, the premises are assessed as the following:

Ground Floor Rateable Value:   £11,750  
First Floor Rateable Value:       £4,850

For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk).

**TENURE & RENTAL**

The premises are available by way of a new Full Repairing & Insuring lease from February 2023 at a rental of £30,000 per annum exclusive.

Alternatively, the premises can be sub-divided subject to requirements and Landlord approval.

**EPC**

The property has an Energy Performance Rating of C and a copy of the certificate is available on request.

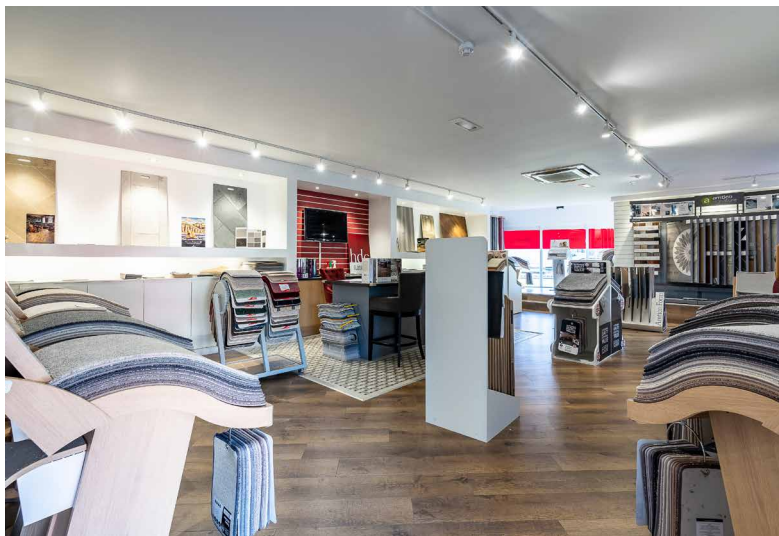
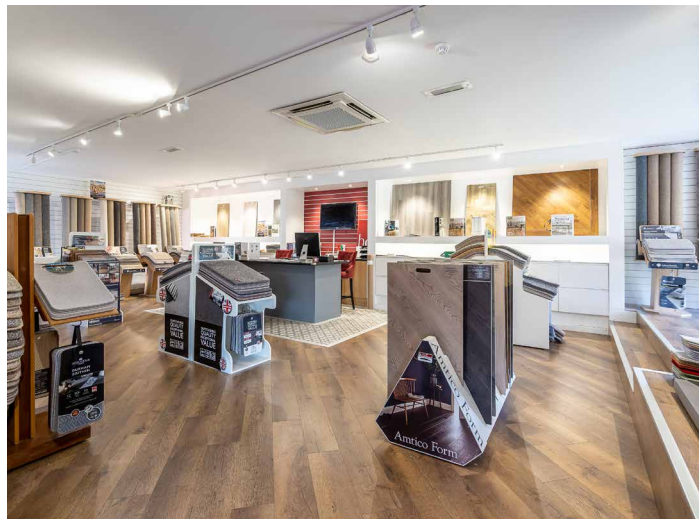
**LEGAL COSTS**

Each party to bear their own legal costs throughout the transaction.

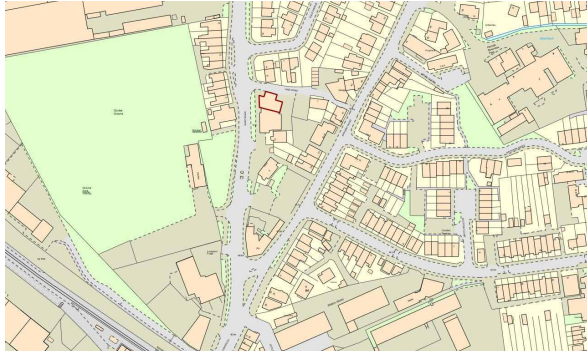
**VIEWING**

All viewings should be made through the sole agent, Carter Jonas. Please contact Suzie Barron to arrange.

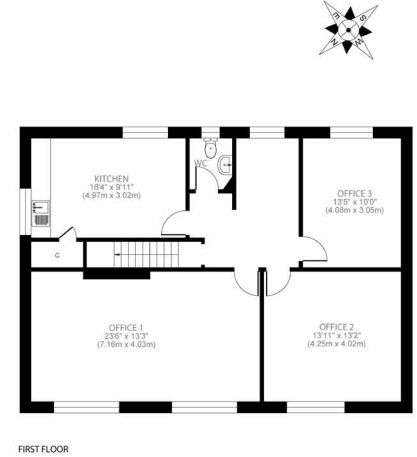
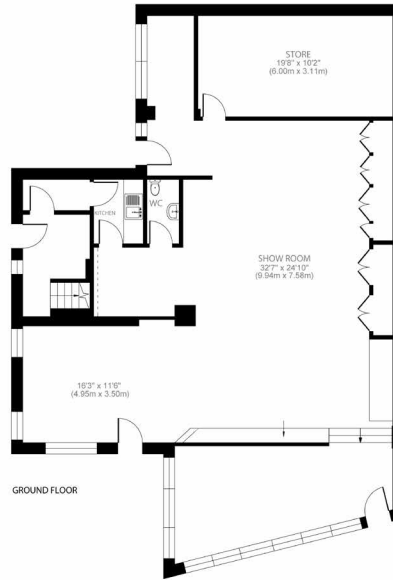
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## HDC, Shap Road, Kendal



### FURTHER INFORMATION

Should you require further information please contact Suzie Barron.

[carterjonas.co.uk](http://carterjonas.co.uk)

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### IMPORTANT INFORMATION

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