# 4A ELEPHANT YARD, KENDAL, LA9 4QQ

## RETAIL UNIT TO LET

### LOCATION

Kendal is the principal town of South Lakeland and is situated just outside of the southern boundary of the Lake District National Park only 6 miles from Junctions 36 and 37 of the M6 Motorway. Oxenholme Train Station which is situated on the West Coast main railway line is located 3 miles to the south providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

The property forms park of the highly successful Elephant Yard – a thriving shopping and leisure sector in the heart of Kendal. Neighboring occupiers including Boots, Peacocks, Natwest Bank, Claire's Accessories, Costa Coffee and Bob and Berts.

### DESCRIPTION

The property is arranged over ground floor.

Floor plans are available upon request

### FLOOR AREAS

The unit provides the following approximate areas, which are to be used as a guide only:

Ground Floor - 435 sq ft

### RENT

**£15,000 per annum**

Rent is exclusive of Business Rates, Service Charge, Insurance, VAT and Utilities.

### USE

The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning permission.

### LEASE

New eFRI lease for a term of years to be agreed.

### SERVICE CHARGE

**£1,473 per annum**

### RATEABLE VALUE

The unit has the following Rateable Value from 1 April 2023:

**£11,250**

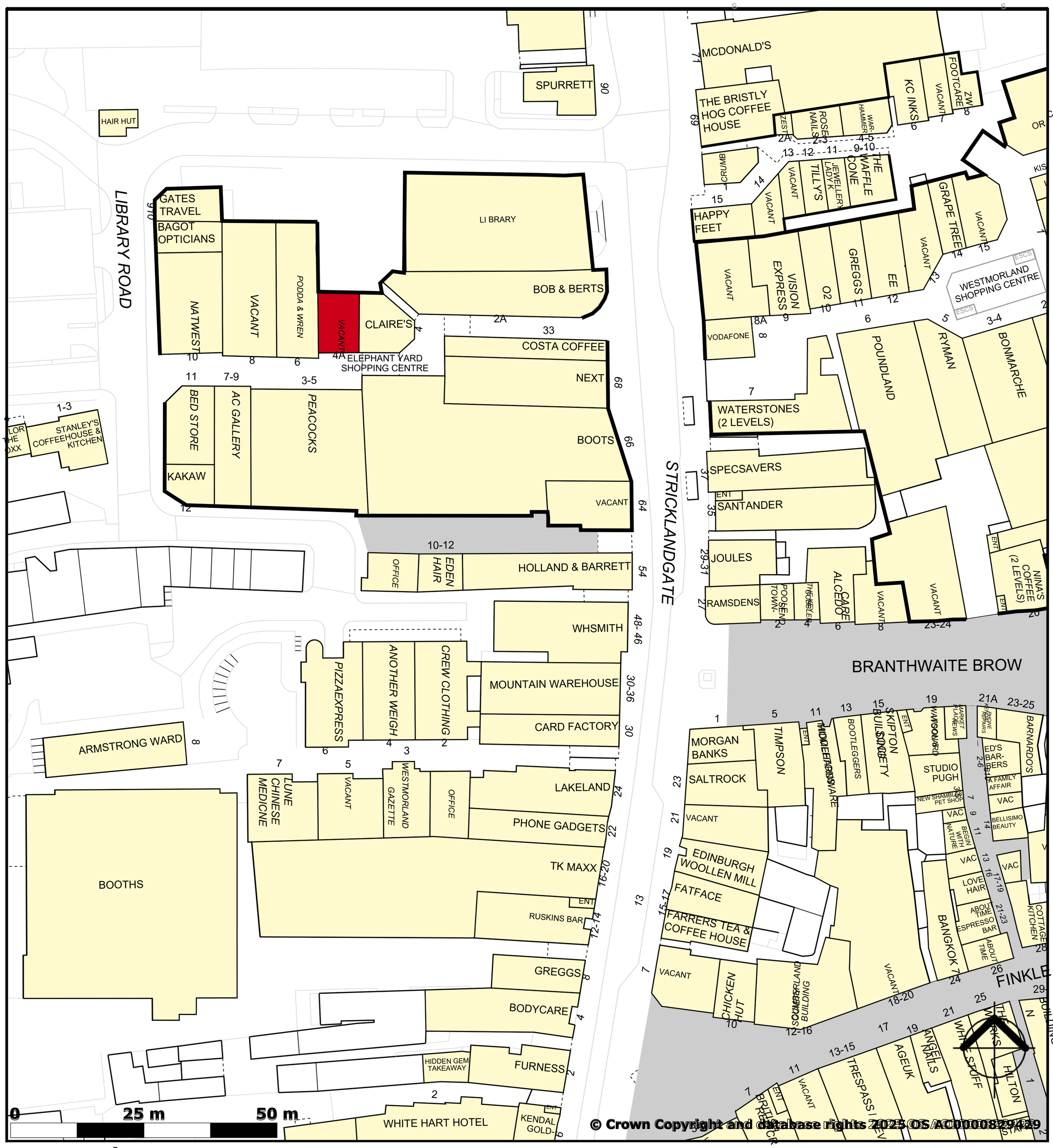
Interested parties should confirm the exact Business Rates payable with the local authority.

### EPC

B45

**CONTACT**: Phil Coombes
**CALL**: 07715 678 426
**EMAIL**: phil@cnprop.co.uk

# Kendal - 4A

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Plotted Scale - 1:1,000


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