# 8 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 provide ground floor sales, storage, W/C facility and rear delivery access. First floor provide additional storage and staff facilities.

The unit is in white box condition throughout.

Floor plans and photos  are available upon request

## FLOOR AREAS

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

Ground Floor - 3,312 sq ft
First Floor - 1,168 sq ft

## RENT

**£40,000 per annum**

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

## USE

The unit benefits 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

**£14,483 per annum**

## RATEABLE VALUE

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

**£40,000**

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

## EPC

A copy of the full certificate and report can be provided upon request.

**CONTACT**: Phil Coombes
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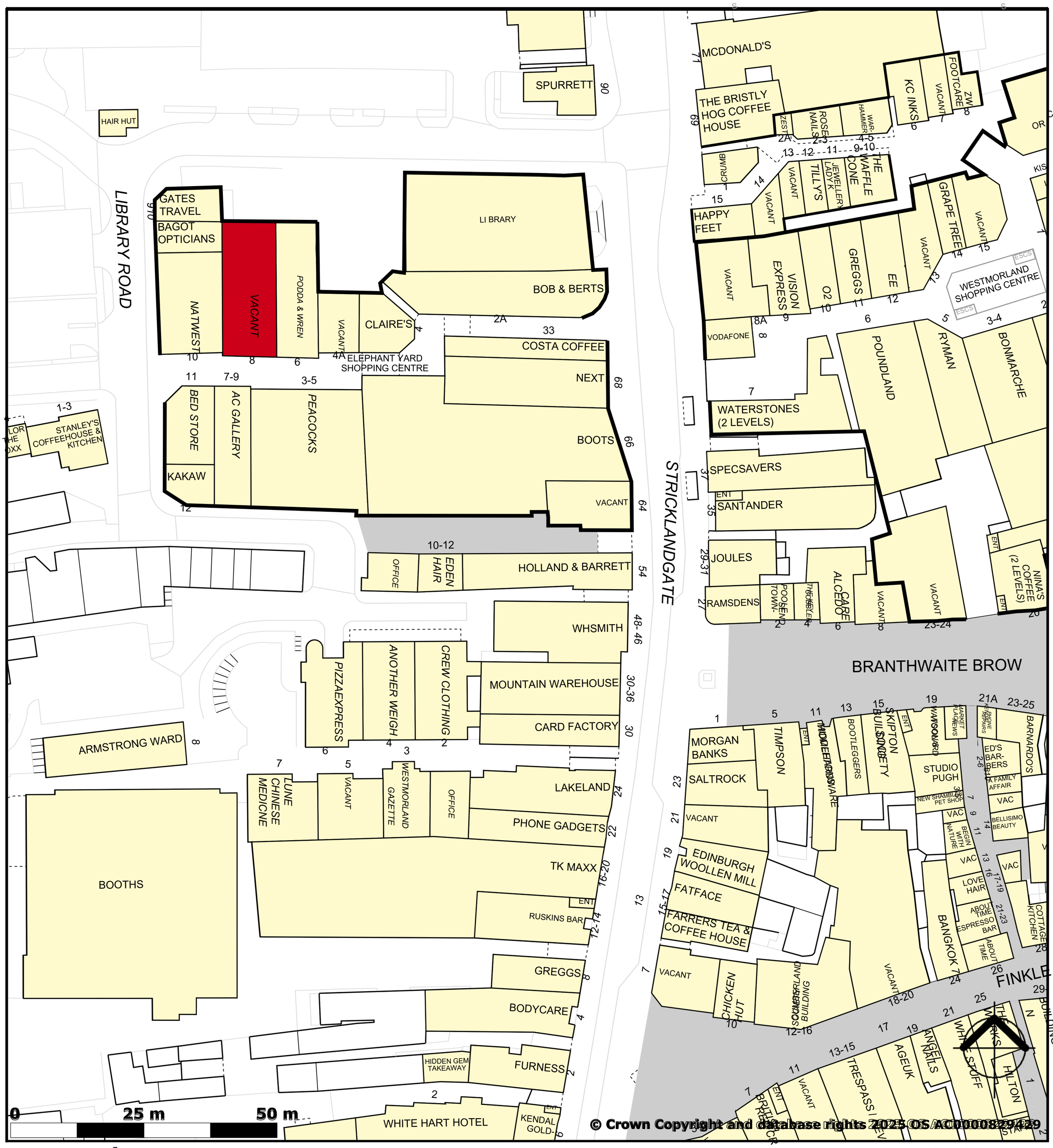
**EMAIL**: phil@cnprop.co.uk

# Kendal - 8

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Plotted Scale - 1:1,000

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