DM HALL

For Sale

For Sale Freehold Retail Premises fully fitted as a Hair Salon with Treatment Room to First Floor - £88,000

1 Kirkland, Kendal, LA9 5AF

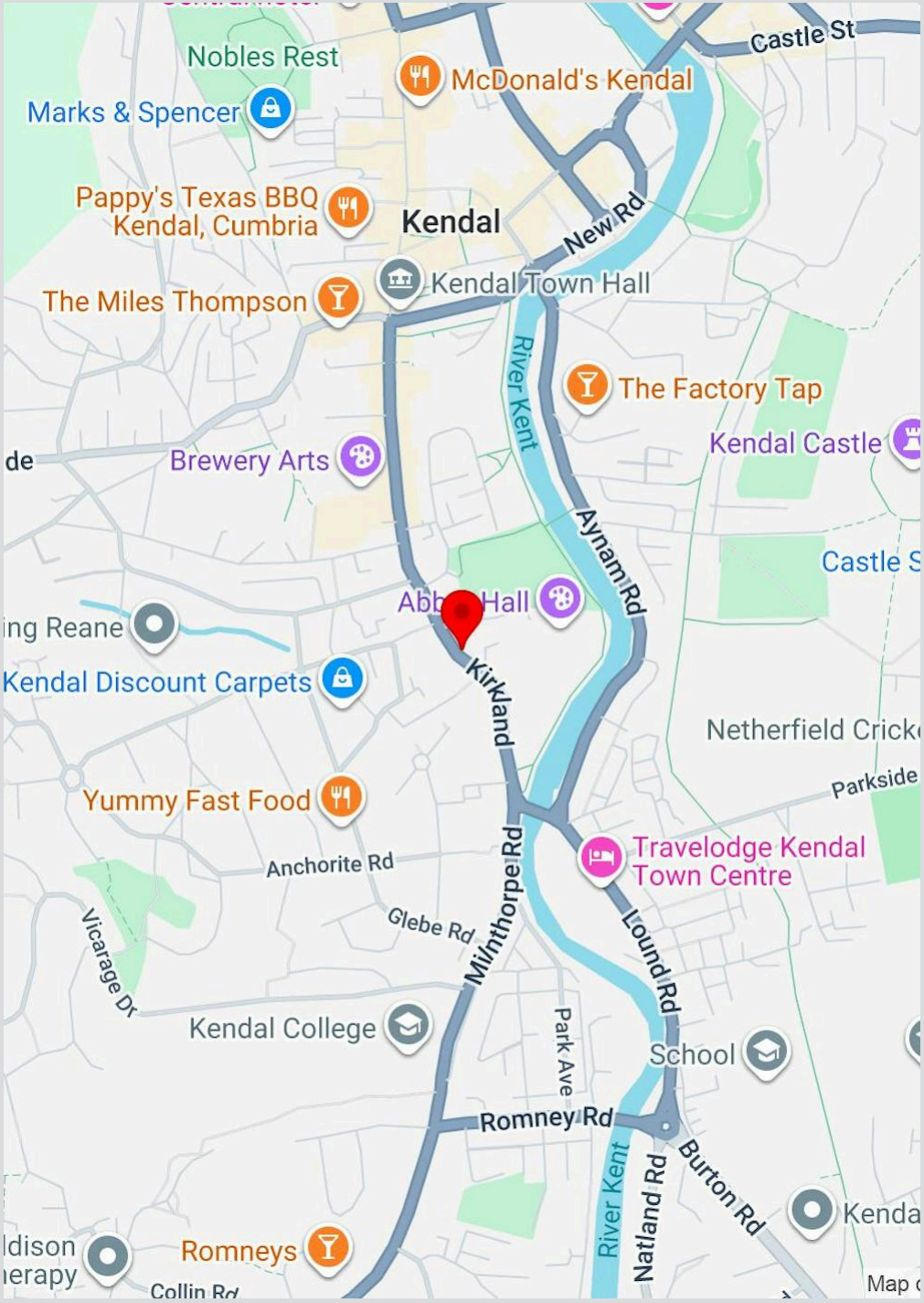


347 sq ft
(32.24 sq m)

- Freehold Retail Premises
- Currently Fitted as Hairsalon
- Treatment Room to First Floor
- WC and Kitchenette to First Floor
- £88,000 for the freehold with all equipment in situ

DESCRIPTION

A rare opportunity to purchase freehold retail premises in the Kirkland area of Kendal. No 1 Kirkland is a prominent property is arranged over ground and first floors, with the ground floor currently utilised as a hair salon. Accessed via a private door from Kirkland, the property opens into a welcoming salon area benefiting from excellent natural light from a large glazed window frontage. To the first floor there is additional accommodation currently used as a treatment room, together with a staff kitchenette and WC facilities. The property is available with all fixtures included and offers a turn key opportunity for anyone looking for salon premises. However, it could lend itself to a range of alternative uses including general retail or office space, subject to the necessary planning consents. The property has the benefit of being extremely close to public car parks and also being on the main route into the town centre.



LOCATION

The property is located in the Kirkland area of Kendal, close to Highgate, which is the town's main arterial route into the centre. The premises occupy a prominent position on the one-way system leading into the town centre, within an area characterised by a mix of independent retailers and office occupiers. Kendal benefits from excellent transport connectivity. The town is served by two railway stations: Kendal railway station and Oxenholme Lake District railway station, the latter providing direct connections to the wider national rail network, including services on the West Coast Main Line.

FLOOR AREA

The accommodation comprises the following areas:

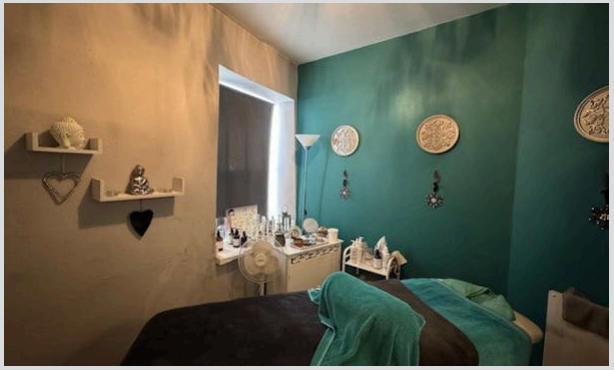
Name	Floor/Unit	Description	Building Type	Size
Ground - Ground Floor	Ground	Ground Floor	Retail	187.3(sq ft
1st - Treatment Room & Staff Room	1st	Treatment Room & Staff Room	Retail	160.4 sq ft
Total				

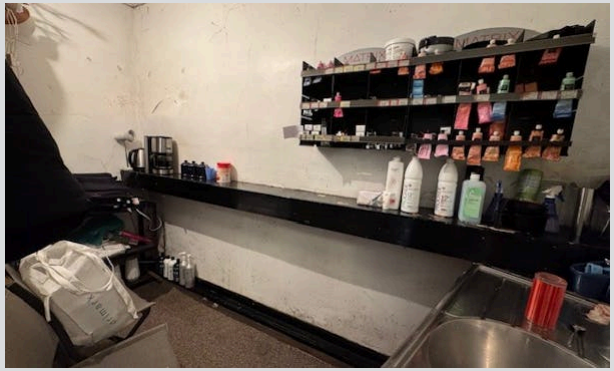
EPC

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











VAT
Not applicable

PRICE
Offers in the region of £88,000 To include Hair Salon Fixtures and Fittings

SERVICE CHARGE
n/a

NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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