DM HALL

To Let

Ground floor retail/office premises, double frontage offering excellent visibility - 664 sq ft

123-125 Highgate, Highgate, Kendal, LA9 4EN



664 sq ft
(61.69 sq m)

- Double Fronted
- Retail/Office Space
- 664 sq ft
- Prominent Ground Floor Premsies
- £10,500 per annum

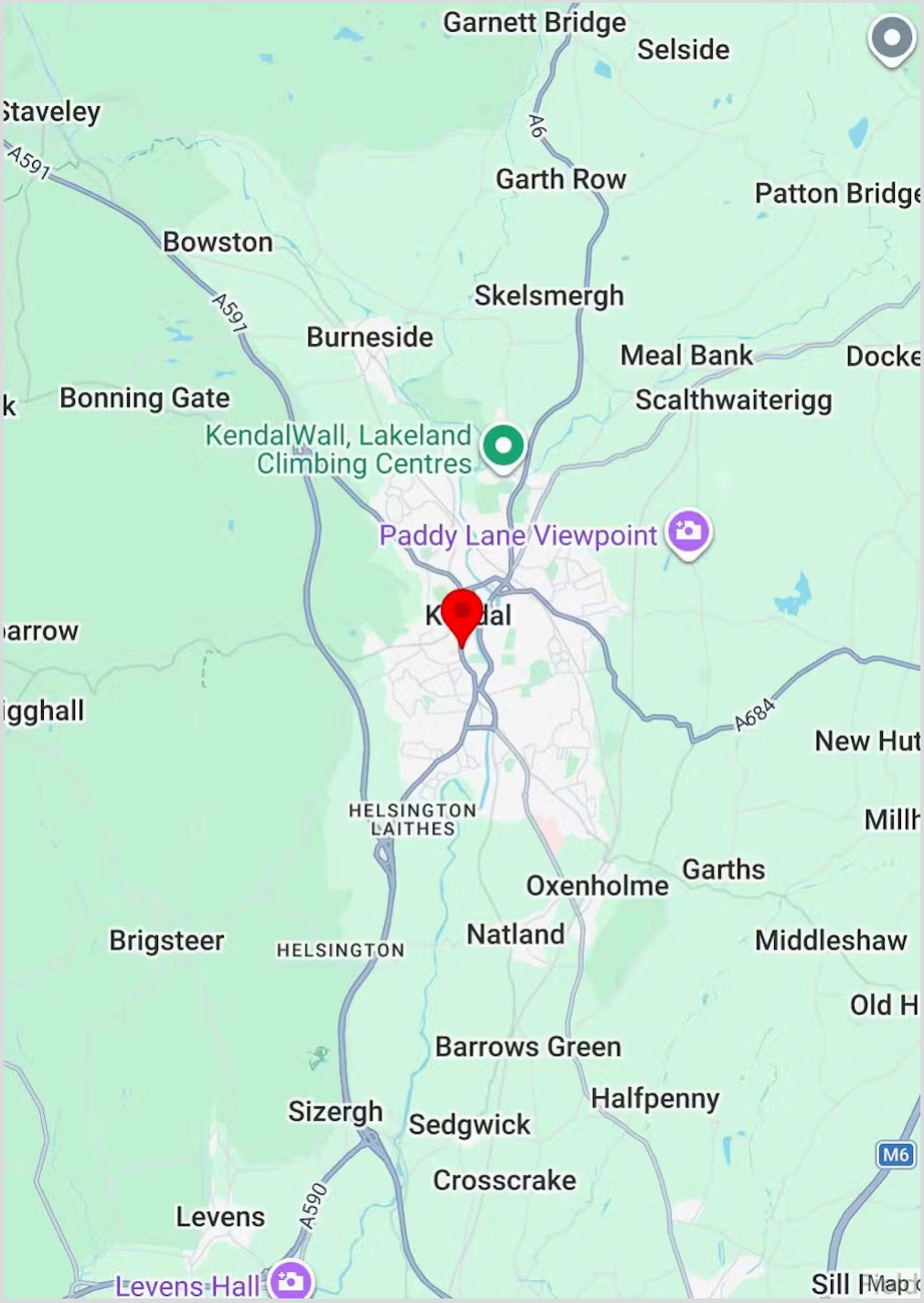
DESCRIPTION

Situated in a prime location on Highgate, this ground floor, double-fronted retail property is currently utilised as office space but offers flexibility for a variety of alternative uses (subject to the necessary consents).

The premises benefit from two separate entrance doors from the main Highgate frontage, along with large glazed display windows, providing excellent natural light, accessibility, and strong street presence.

Internally, the accommodation is offered into two designated spaces, one area currently utilised as office space, the other as a client meeting area complemented by a separate cellular office/additional storage area together with a good sized staff kitchenette with WC facilities to the rear. The property would benefit from being opened up internally which would then offer any ingoing tenant open place space and give a variety of options for usage.

Externally, the unit features a prominent and generously sized fascia, ideal for tenant signage, offering excellent visibility and advertising potential to any ingoing occupier.



LOCATION

Located on Highgate in Kendal, the town's principal arterial route, the property occupies a highly prominent and accessible position leading into the town centre.

The surrounding area comprises a vibrant mix of retail, office, and restaurant uses, with neighbouring occupiers including Mintworks and La Nona Restaurant. The property further benefits from a prime position directly opposite the Brewery Arts Centre, one of Kendal's leading theatre and live music venues.

Kendal, widely recognised as the "Gateway to the Lakes," is a popular year-round tourist destination, attracting a strong and consistent level of footfall.

EPC

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

LEGAL COSTS

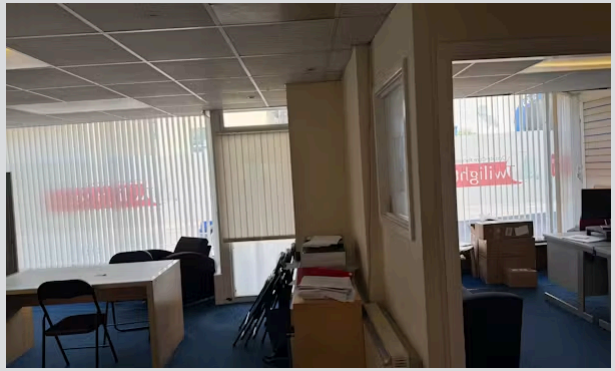
Each party to bear their own costs











VAT

Not applicable. VAT is not payable on the rent.

NON-DOMESTIC RATES

Rates Payable: £71.17 per sq ft Any ingoing tenant is likely to receive small business rate releif. Own enquiries should be made to the local authority.
Rateable Value: £9,100

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Regulated by RICS



Make an enquiry

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