DM HALL

For Sale

BUSINESS NOT EFFECTED Fully Let Investment Opportunity - 3 x Flats with commercial property

7 Allhallows Lane, Kendal, LA9 4JH



1,895 sq ft
(176.05 sq m)

- Fully Let
- New Lease on the Commercial Premises
- Current Yearly Income £40,080
- 3 x Flats and 1 x Commercial
- £550,000 for the freehold investment

DESCRIPTION

** BUSINESS NOT EFFECTED **

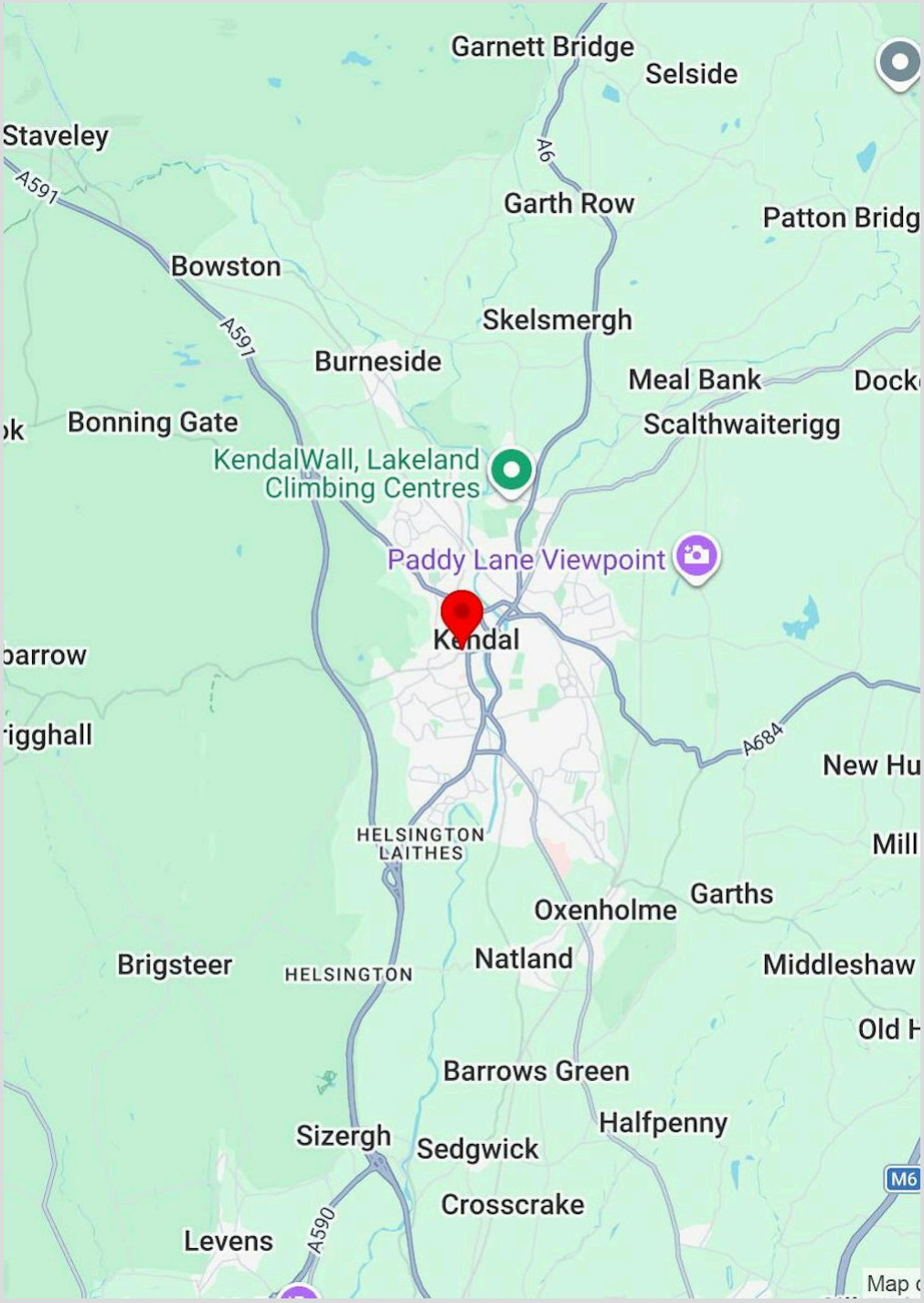
This is a rare opportunity to acquire a fully let freehold investment property in the heart of Kendal.

The property comprises a mixed-use building, with a commercial unit on the ground floor and three substantial residential flats arranged over the upper floors. The commercial premises is currently let to the well-established and very popular Artisan café, Farmhouse Kitchen, on a brand-new six year lease (full details available upon request). The space provides a generous number of covers, along with a large catering kitchen and additional storage to the rear, together with customer WC facilities. The property benefits from a prominent frontage onto Allhallows Lane, providing high visibility.

The residential accommodation above provides deceptively spacious living throughout, with each unit offering generous proportions and well-balanced layouts. The property also presents further potential for enhancement, reconfiguration, or internal subdivision, creating an opportunity for a purchaser to maximise and increase overall income potential.

Access is gained via a private entrance from Allhallows Lane, with stairs leading to two flats on the first level. The principal flat is particularly substantial, featuring a large living area and three well-proportioned bedrooms. Also on this level is a second flat, offering similarly spacious accommodation, including two well-sized bedrooms.

A further staircase leads to the second floor, where there is an additional flat comprising two double bedrooms. All flats benefit from light and airy interiors, with pleasant outlooks over the town.



LOCATION

Located in the town centre on Allhallows Lane, the property occupies a highly prominent position, central to Kendal's main retail area and directly opposite the Town Hall.

Kendal is a thriving market town, widely known as the Gateway to the Lake District, and benefits from strong year-round tourism. The popular destination of Windermere is located just 9 miles away.

The area also benefits from excellent transport links, with Junction 36 of the M6 approximately 6 miles distant.

TENANCY DETAILS

Current Income:
Farmhouse Kitchen: £15,000 pa - New 6 Year Lease agreed.
Flat 1: £725 pcm (£8700pa)
Flat 2: £700 pcm (£8400pa)
Flat 3: £665 pcm (£7980pa)
Current total income: £40080 per annum

SERVICES

The following services are connected to the building, mains water, drains, electricity. Gas in connected to the retail/commercial section only.

All flats are self-contained and separately metered for utilities.











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

TERMS
Upon application

PRICE
£550,000 Offers in the region of

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

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
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Regulated by RICS



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