DM HALL

To Let

Modern Ground Floor Retail Premises close to Pizza Express & Booths, £19,000 pa plus VAT & Service Charge

2 Wainwrights Yard, Kendal, LA9 4DP



1,272 sq ft
(118.17 sq m)

- Modern Retail Premises
- Ground Floor Open Plan Space
- Rear Access for loading/extraction
- Close to Pizza Express and Booths
- GIA 1272 sq ft
- £19,000 per annum plus VAT and Service charge

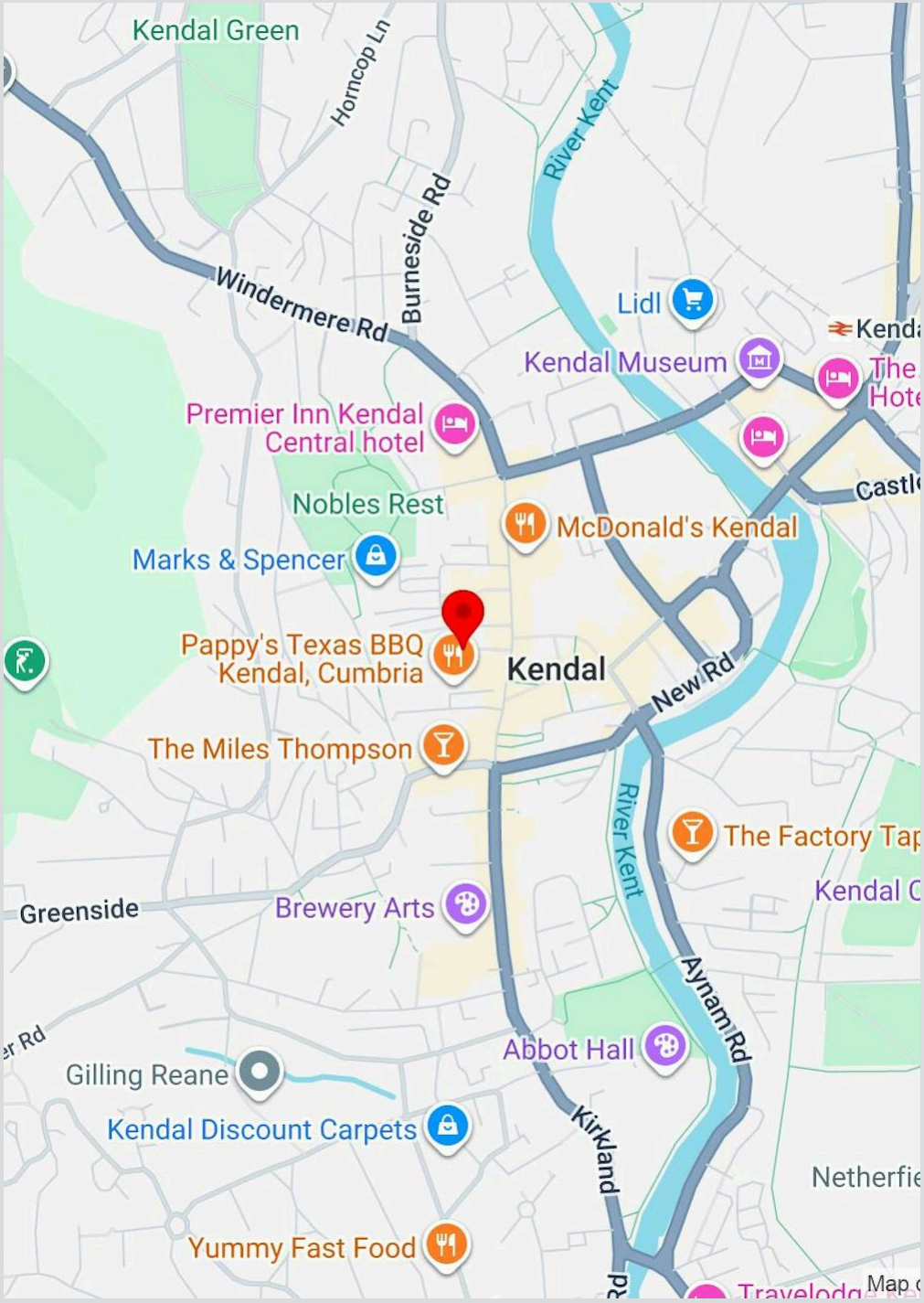
DESCRIPTION

Situated within the well-established retail area of Wainwrights Yard, this modern commercial unit presents an excellent opportunity for a variety of uses. Offering a versatile blank canvas, the space can be configured to meet the specific requirements of an incoming tenant.

The unit is deceptively spacious and has most recently been utilised for general retail purposes. However, it would also be well suited for alternative uses, including food and beverage, restaurant operations, or professional services (subject to the necessary consents).

The property benefits from a highly prominent position with an attractive full glazed frontage, providing excellent visibility and natural light. To the rear, there is additional storage space along with WC and kitchenette facilities.

Further enhancing its functionality, the unit includes a rear loading bay with external goods access, ideal for deliveries and operational efficiency.



LOCATION

The property is located within Wainwrights Yard, positioned along the approach towards Booths Supermarket. Wainwrights Yard is a well-established retail destination that has recently benefited from a programme of upgrades, enhancing its overall appeal.

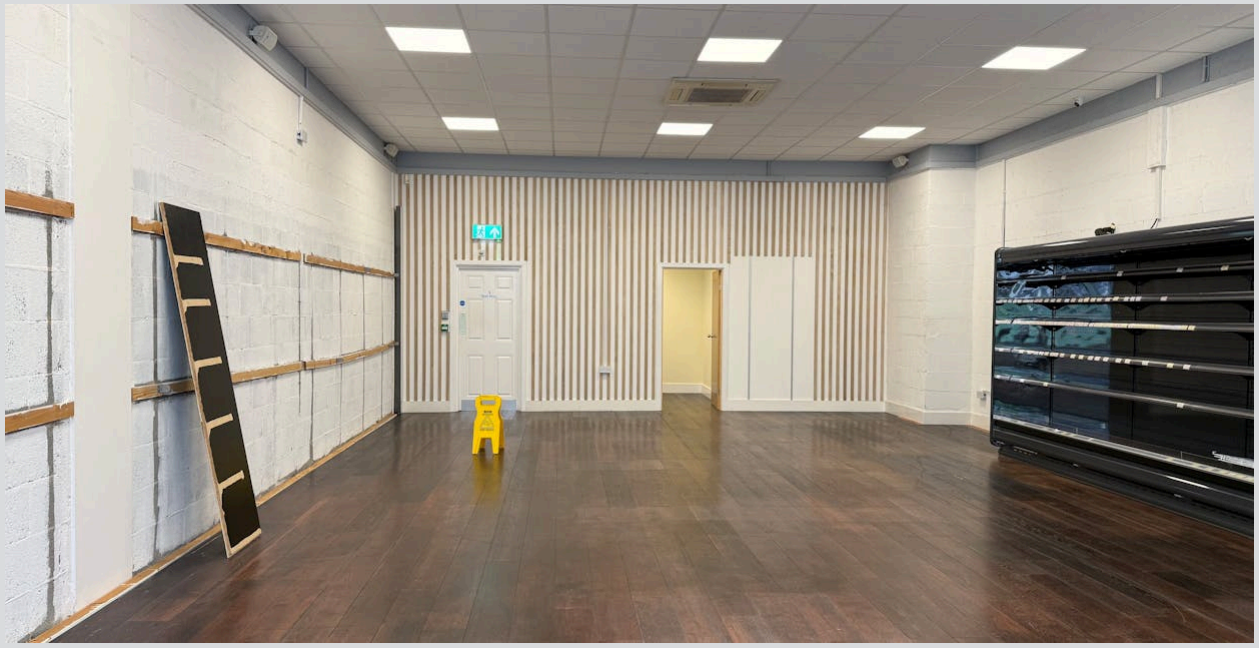
The yard occupies a central position within Kendal, just off the main town centre, and is home to a number of well-known neighbouring occupiers including Pizza Express, Booths Supermarket, and Armstrong Ward.

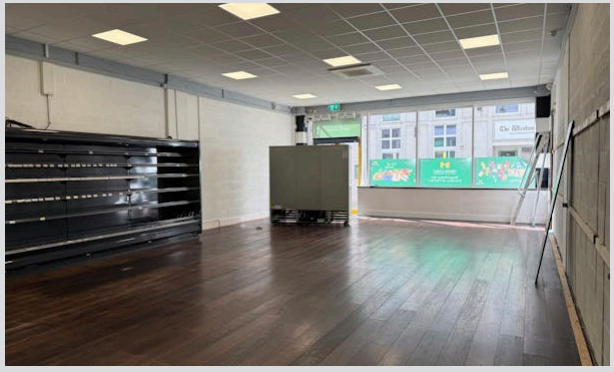
TERMS

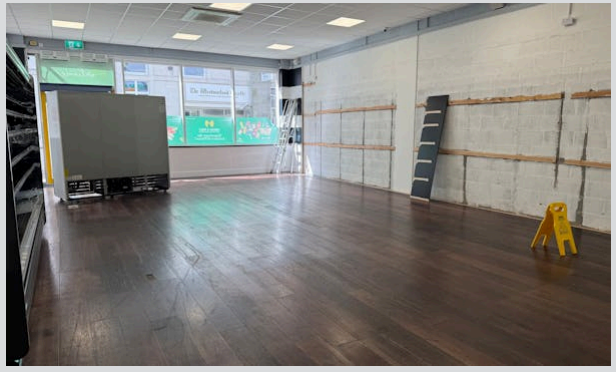
The property is available to rent for a term of years to be agreed at an asking rent of £19,000 per annum plus VAT and service charge.

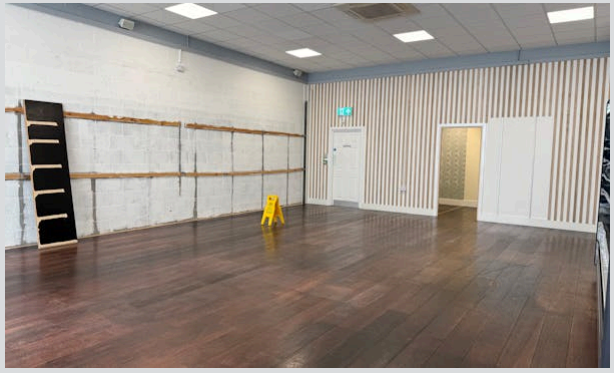
EPC

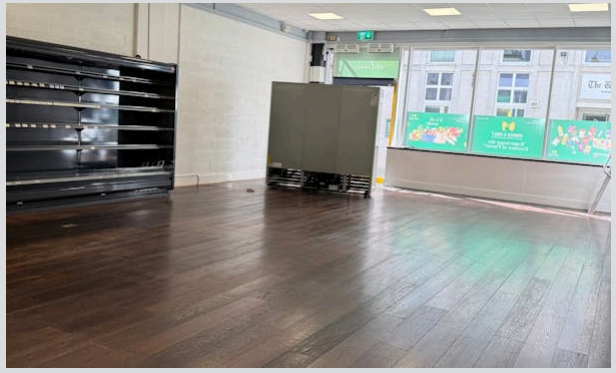
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Viewings and enquires via DM Hall and Joint Agent; Emmanuel Oliver
Caroline Hayton - 01539 740500
Llyr Emmanuel - 0151 236 6700

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Make an enquiry

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