

**POTENTIAL TO
SUB-DIVIDE**

On the Instructions of



KENDAL LA9 6DU

Unit 2A, South Lakeland Retail Park, Queen Katherine's Avenue



Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	261.24	2,812

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the ingoing tenant.

Consideration may be given to sub-dividing the unit to accommodate smaller retailer requirements, subject to a minimum of 92.9 sq m (1,000 sq ft).

Floor plans are available on application.

Terms

The unit is available to let by way of a new full repairing and insuring lease on terms to be agreed, subject to 5 yearly upward only rent reviews. We are seeking rental offers in the region of £60,000 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £1,500 and £1,100 respectively.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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For further opportunities please visit
www.rapleysmorrisons.co.uk

Location

South Lakeland Retail Park is situated approximately $\frac{3}{4}$ of a mile to the north east of Kendal town centre located off the Appleby Road (A685) at its junction with Queen Katherine's Avenue.

The retail park is anchored by a **Morrisons** food store. Other retailers in the adjoining non-food terrace comprise **Comet**, **Halfords**, **In-Store**, **Pets at Home**, **Next** and **JJB Sports**.

Description

The unit is self-contained with a customer entrance directly onto the car park and is situated between **Halfords** and **In-Store** units with rear access onto a dedicated service yard. The retail park has a total of 683 customer car parking spaces. There is a free standing petrol filling station with car wash opposite the non-food retail terrace.

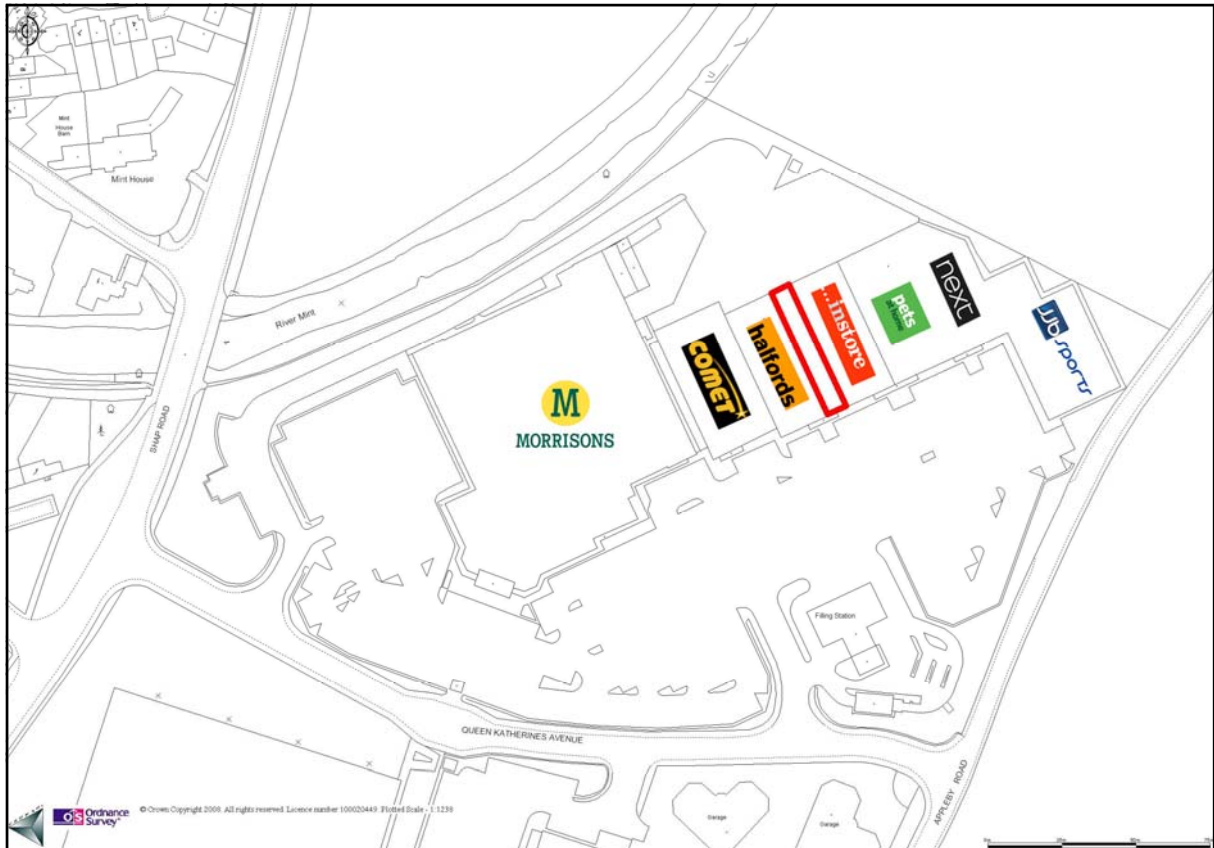
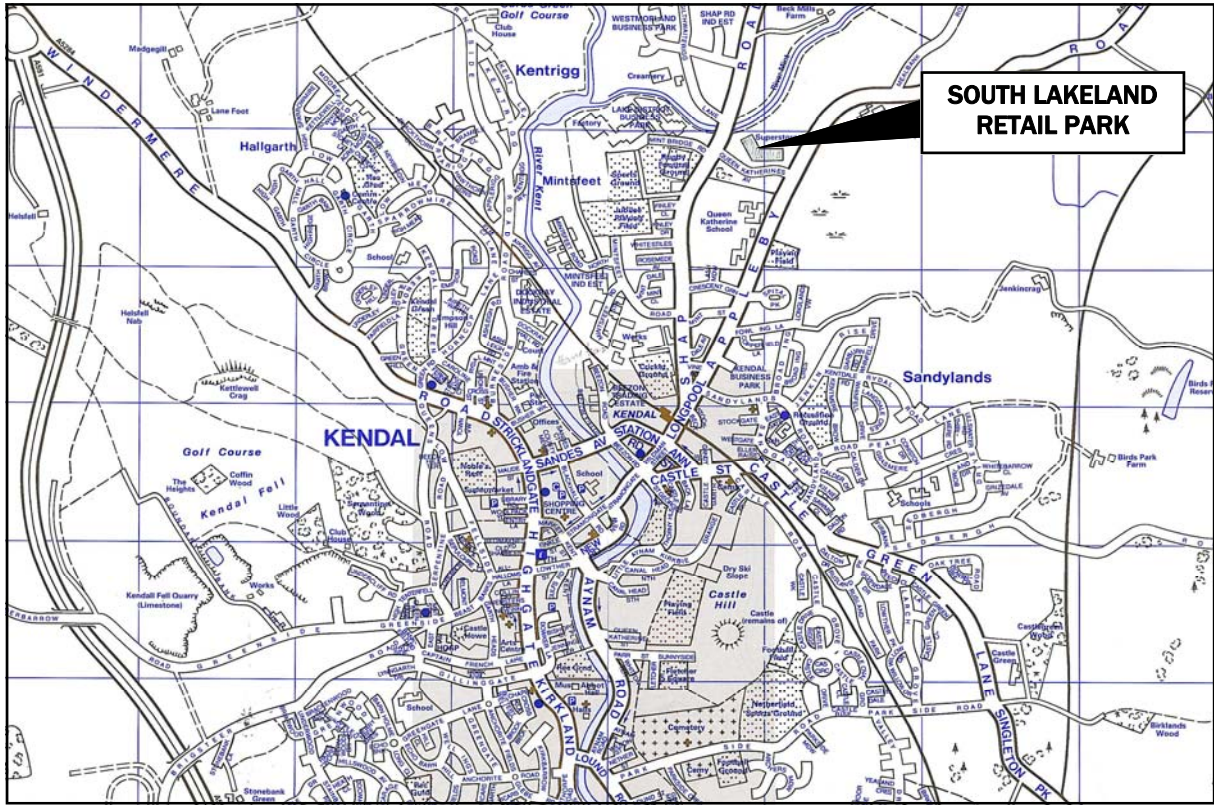
Planning

The unit benefits from open Class A1 non-food retail planning permission.

Rating

We are verbally advised the Rateable Value for the unit is £36,750, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.



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