

Lot 38, Units 20/22 The Westmoreland Shopping Centre and 16 Market Place, and 16 & 22 Market Place, Kendal, Cumbria LA9 4BT

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Office Investment

- Comprises ground floor cafe with 3 office suites on the upper floors
- Immediate asset management opportunities by letting vacant office suite
- Future change of use potential of the upper floors (subject to consents)
- Prominently situated at the entrance to the Westmorland Shopping Centre
- Busy location in Kendal town centre
- Nearby include Waterstones, McDonalds, Vision Express, Boots, Costa, Caffè Nero and TK Maxx

Lot

38

Auction

29th October 2026

Rent

£61,100 per Annum Exclusive
Plus vacant office suite to let

Sector

High Street Retail, Office

Status

Available

On Behalf of a Major Investment
Manager

Auction Venue

Live Streamed Auction

Location

Miles

8 miles east of Windermere, 47 miles south of Carlisle, 70 miles north of Manchester

Roads

A6, A590, A684, M6 (Junction 36)

Rail

Kendal Railway Station

Air

Newcastle Airport

Situation

The property is prominently situated at the entrance to the Westmoreland Shopping Centre benefitting from internal and external entrances into the centre. The Westmoreland Shopping Centre is located in the heart of Kendal town centre on Stricklandgate. Other occupiers within the centre and nearby include Waterstones, McDonalds, Vision Express, Boots, Costa, Caffè Nero and TK Maxx.

Tenure

Freehold.

Description

The property comprises a ground floor cafe with 3 separately accessed office suites on the upper floors. The upper floors may be suitable for future change of use subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Unit 20/22 & Kiosk	Ground	Retail	155.70	(1,676)	INDIVIDUAL t/a Ninas Coffee Shop	15 years from 05/03/2014	£43,100
22 Market Place		Office	174.19	(1,875)	MITCHINSONS ACCOUNTANTS LTD	5 years from 25/12/2023	£13,000
16 Market Place	First	Office	57.59	(620)	ADECCO UK LIMITED	5 years from 23/01/2024	£5,000
16 Market Place	Second	Office	54.81	(590)	VACANT		
Total			442.29	(4,761)	VACANT		£61,100

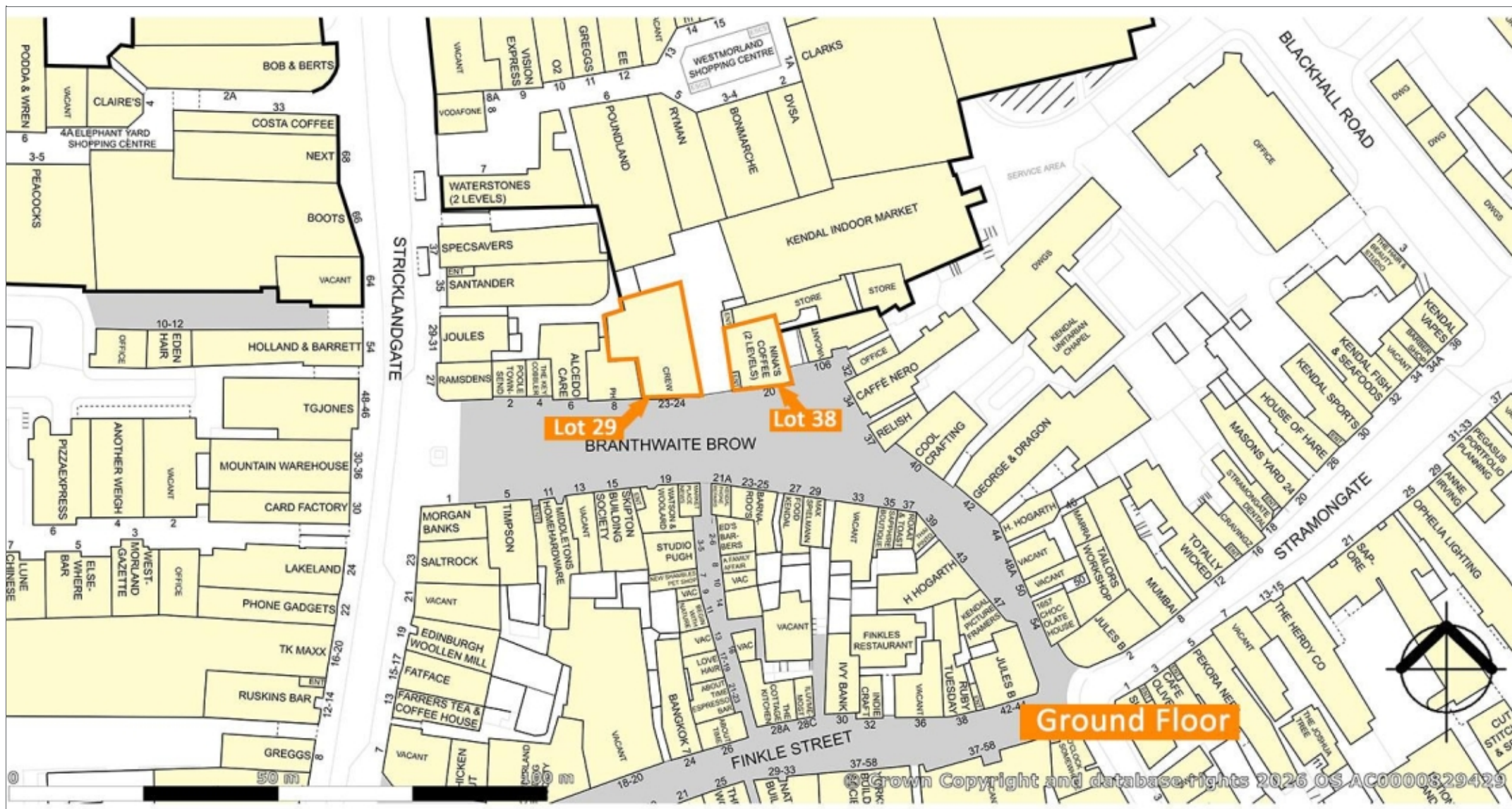
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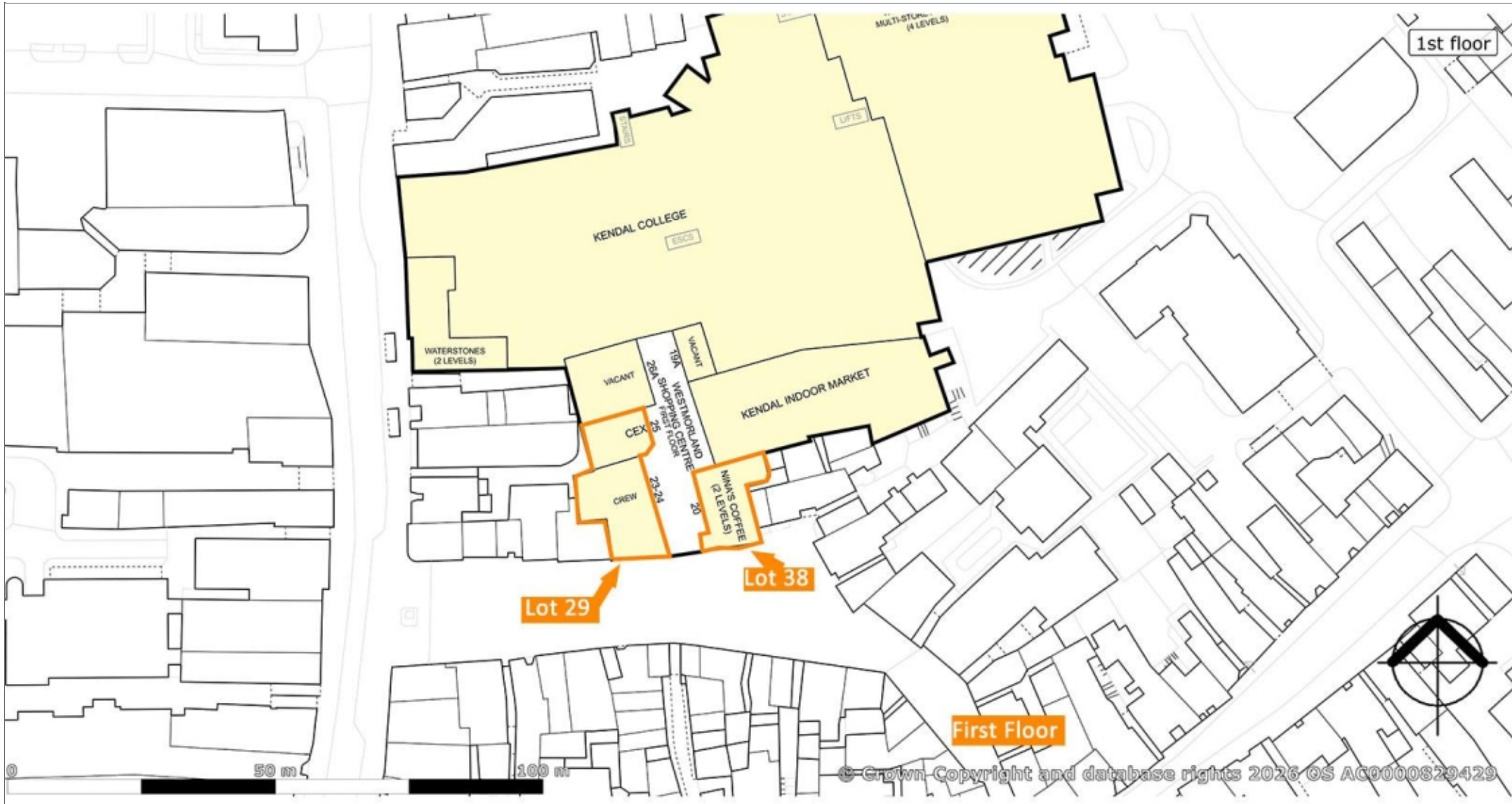
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2026