

5 Finkle Street, Kendal, Lake District Cumbria LA9 4AB

Freehold Retail Investment

- Prime pedestrianised location in town centre
- Let to Burton/Dorothy Perkins Properties Limited (t/a Dorothy Perkins)
- Close to Highgate, Market Place and Westmorland Shopping Centre
- Nearby occupiers include Jessops, Greggs, Lloyds TSB, TK Maxx, Santander and Phones 4 U
- Six Week Completion Available

lot 12

Rent
£48,500
per annum
exclusive



Location

Miles: 21 miles north of Lancaster
23 miles south of Penrith
11 miles west of Lake Windemere
Roads: M6 (Junctions 36 and 37), A591, A590
Rail: Kendal Rail
Air: Leeds Bradford International Airport
Durham Tees Valley Airport

Situation

Kendal is an attractive historic town and a popular tourist destination due to its close proximity to the Lake District National Park. The property is prominently situated in the town centre on the pedestrianised retail thoroughfare of Finkle Street, close to other popular retail thoroughfares Highgate, Market Place and Westmorland Shopping Centre. Nearby occupiers include Jessops, Greggs, Lloyds TSB, TK Maxx, Santander and Phones 4 U.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the first floor. The tenant also occupies 3 Finkle Street and have created an internal access between the properties.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	112.88 sq m (1,215 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LIMITED (t/a Dorothy Perkins) (1)	5 years from 10/01/2009 (2) (by way of a lease renewal)	£48,500
First	Ancillary	64.38 sq m (693 sq ft)			
Totals		177.26 sq m (1,908 sq ft)			£48,500

(1) Burton/Dorothy Perkins Properties Limited is a subsidiary of Arcadia Group who are the UK's largest privately owned clothing retailer with more than 2,500 outlets. The group consists of Burton, Dorothy Perkins, Evans, Miss Selfridge, Topman, Topshop and Wallis.
(Source: www.arcadiagroup.co.uk 11/11/2011)

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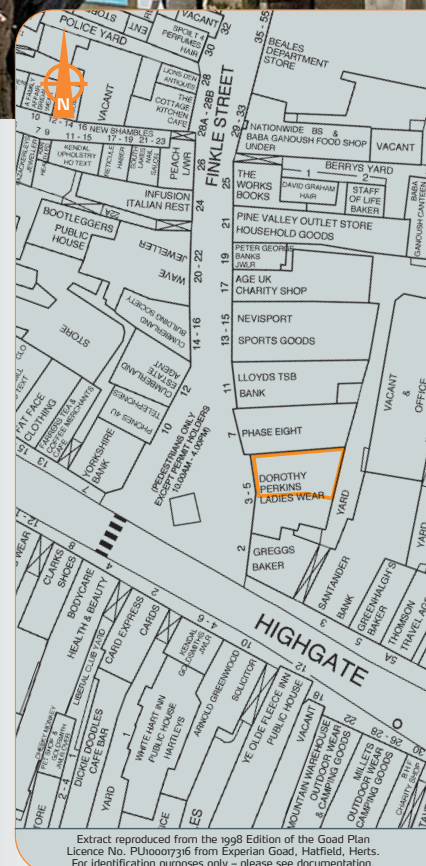
Associate Auctioneers:

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