68 Highgate,
Kendal, Cumbria LA9 4HE

Freehold Retail Invesment

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	180.70 sq m 38.30 sq m	(1,945 sq ft) (412 sq ft)	ST JOHN'S HOSPICE SHOPS LIMITED (1)	5 years from 23/08/2018 on a full repairing and insuring lease (2)	£20,000
Total		**219.00 sq m**	**(2,357 sq ft)**			**£20,000**

(1) St John's Hospice was founded in 1986 and now operates from 10 shops in the Lancaster, Garstang and Kendal areas (Source: www.sjhospice.org.uk 11/09/2018).
(2) The lease is full repairing and insuring subject to a Schedule of Condition.

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Key Details

- Let to St John's Hospice Shops Limited
- New 5 year lease renewal from August 2018
- Previous rent £19,000 p.a.
- Nearby retailers include Tesco Express, Iceland, HSBC, Barclays and Halifax banks
- Popular tourist town

Location

Miles: 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

Kendal is a well-known charming market town on the eastern border of the Lake District National Park.
The property is situated on the western side of Highgate, south of its junction with Lowther Street, in the heart of Kendal town centre. Other occupiers on Highgate include Tesco Express, Iceland and branches of HSBC, Halifax and Barclays banks.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.
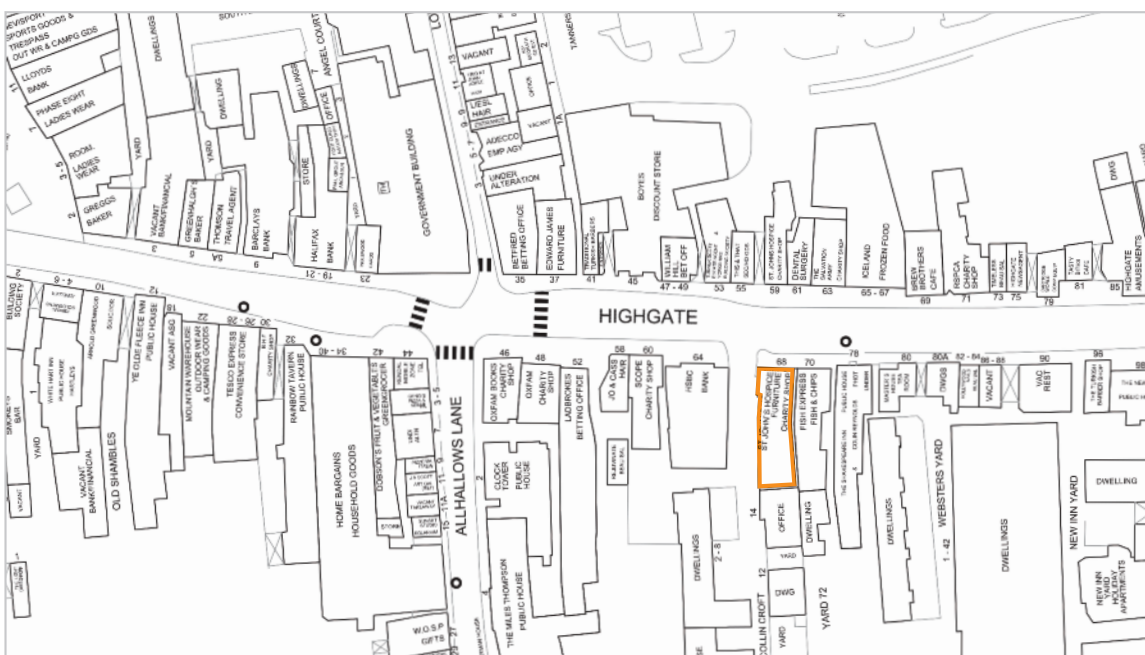
Tenure

Freehold.

Note

The Buyer will pay 1.5% + VAT of the purchase price towards the seller's costs.

VAT

VAT is applicable to this lot.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Structadene Limited
James Thomson/Zarah Driver
+44 (0)20 7843 9196/+44 (0)20 7843 9183
james.t@pearl-coutts.co.uk
zarah.d@pearl-coutts.co.uk