

TO LET

Office/581sq. ft. (54sq. m.)/£8,000 per annum



**Second Floor Office, 28 Finkle Street,
Kendal**
Cumbria, LA9 4AB

Walton Goodland
agency@waltongoodland.com
01228 514 199 (Carolyn Hardy dealing)



SECOND FLOOR OFFICE SPACE LOCATED ON PICTURESQUE TOWN HIGH STREET

- SELF-CONTAINED OFFICE SPACE WITH NEWLY REFURBISHED INTERIOR
- IDEALLY LOCATED IN KENDAL TOWN CENTRE CLOSE TO PAY AND DISPLAY CAR PARKING
- OTHER OCCUPIERS INCLUDE A MIX OF RETAIL, HOSPITALITY AND OFFICE OCCUPIERS, INCLUDING NATIONWIDE BUILDING SOCIETY & THE WORKS ALONGSIDE OTHER LOCAL OPERATORS.

DESCRIPTION

The property comprises a traditional mid-terrace commercial building of solid stone construction beneath a pitched slate-covered roof.

It is arranged over multiple floors and features upper elevations in exposed stone, retaining a period appearance consistent with surrounding buildings in Kendal town centre.

LOCATION

The property is prominently situated in the heart of Kendal town centre, directly opposite Nationwide Building Society. The property lies within a vibrant retail and commercial area, surrounded by a mix of independent shops, national retailers, cafés, and local amenities.

RATEABLE VALUE

Offices £3,600 (Draft 2026 Listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The current EPC rating for the property is: D87.

ACCOMMODATION

The subject property comprises the following approximate areas:

FIRST FLOOR

Offices 581 sq. ft. (54 sq. m.)

Private Kitchen and WC are included within the property.

RENT / LEASE

£8,000 per annum, on internal repairing and insuring terms for a term of years to be agreed, including service charge.

VAT

VAT is payable in addition to the rent.

SERVICES

Mains electricity, water and drainage are connected to the property

VIEWINGS

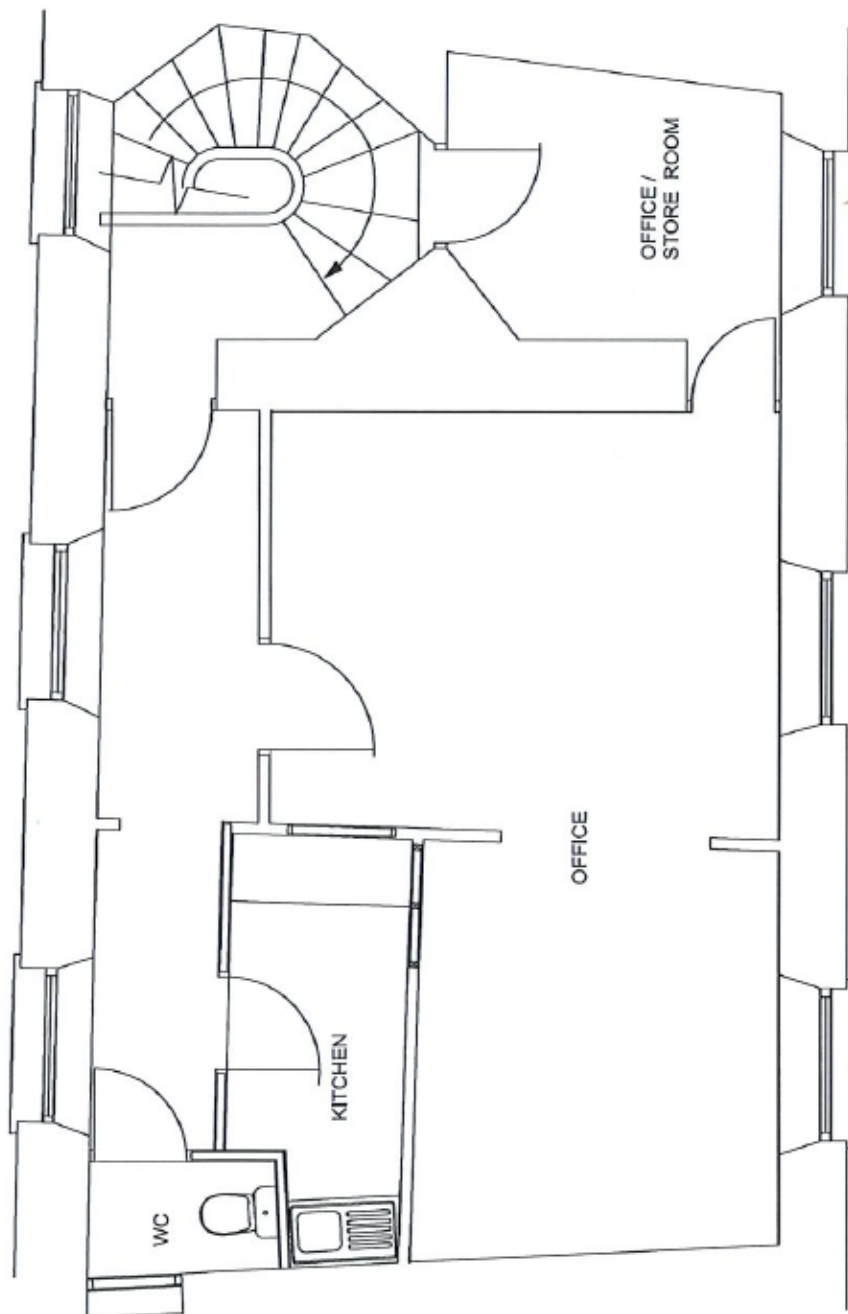
Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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