



## To Let

34 Stramongate,  
Kendal, Cumbria,  
LA9 4BN

373.5 Sq Ft | 34.7 Sq M

£8,000 per annum exclusive

- Cafe/Takeaway use
- Just off the town centre
- Within newly pedestrianised area.
- £8000 per annum plus Service Charge



Call us | 01539 740500

Visit our website | [www.dmhall.co.uk](http://www.dmhall.co.uk)

## Description

A ground floor retail space, currently configured for take away cafe use. Slightly elevated from the street, entrance is via two small steps off Stramontgate. Upon entering the property there is an open plan area suitable for serving or seating. An archway leads through to a small food prep and kitchen. There are staff WC facilities towards the rear. The property offers a glazed front with aspect over Stramontgate with the area currently being development and upgraded to offer a pedestrianised area. The property may be suitable for other uses subject to the relevant planning.

## Location

Located on Stramontgate, in Kendal's town centre. Stramontgate is currently undergoing redevelopment and modernisation to allow for a pedestrian friendly gateway into the heart of the town. The property is set within a mixed use area, with neighbouring occupiers including, a hairdressers, fishmongers, public house and restaurant.

## Accommodation

Area	SO FT	SO M
GIA	373.5	34.7

## Services

The property is connected with main water and electricity.

## EPC

Energy Performance Asset Rating:

## Terms

The property is available to let for a term of years to be agreed at an asking rent of £8000 plus service charge. (currently £100 pcm)

## Business Rates

Any ingoing tenant is likely to receive small business rate relief however, own enquiries should be made to the council.

## Money Laundering

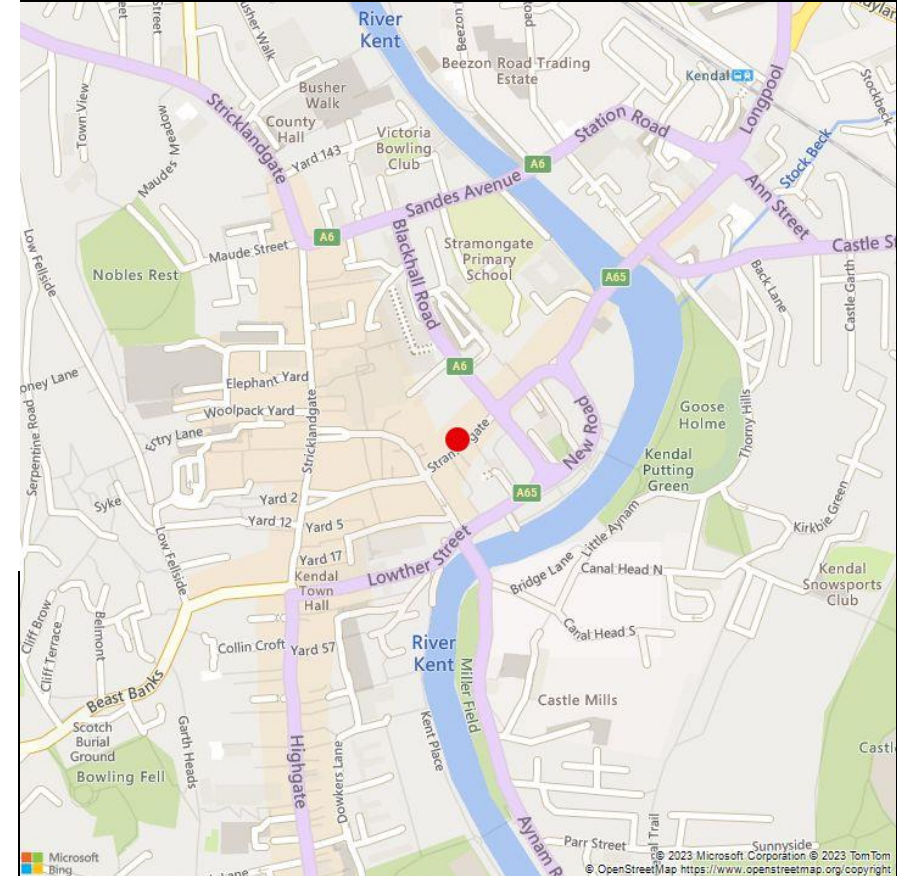
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

caroline.hayton@dmhall.co.uk



### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Call us | 01539 740500

Visit our website | [www.dmhall.co.uk](http://www.dmhall.co.uk)

# DM HALL

CHARTERED SURVEYORS



## Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



## Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

