



Kendal

£600 pcm

Ground Floor Retail
Premises

95 and 95a Highgate

Kendal

Cumbria

LA9 4EN

A ground floor retail premises situated on Kendal High Street. Option to let one unit or as a double unit. Benefiting from one parking space per unit and loading bay to the rear.

- Ground Floor Retail Premises
- Option to rent units individually or as a double
- Town Centre Location
- 1 Parking Space per unit plus Loading Bay
- Existing business for sale as a going concern
- A1 Class Usage
- Business Rates Payable
- Available November

Property Ref: KR0984



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TBC





Floor Space

Opportunity to Buy Business The Deli @ 95 recently awarded "Best Artisan Deli in Cumbria" by LUX Life magazine is available for sale of the business and or equipment only. All equipment was purchased new at the time of opening with the recent addition of a brand-new barista coffee machine. The business offers both indoor and outdoor seating areas together with the option to take away. Currently allowing for 4 tables inside with a further 2 outside, there is the option to increase turn over by adding additional seating both inside and outside together with extending opening hours. The Deli @ 95 has a liquor license for the sale of alcohol off site, enquiries could be made to apply for this license to be regranted to any purchaser to also include the sale of liquor on site.

Location: Located on Highgate in Kendal with car parking to the rear.

Services: Mains electricity, water and drainage.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All applicants will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant.

Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a Commercial Lease for an initial period of 6 years with 3 year break clause. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

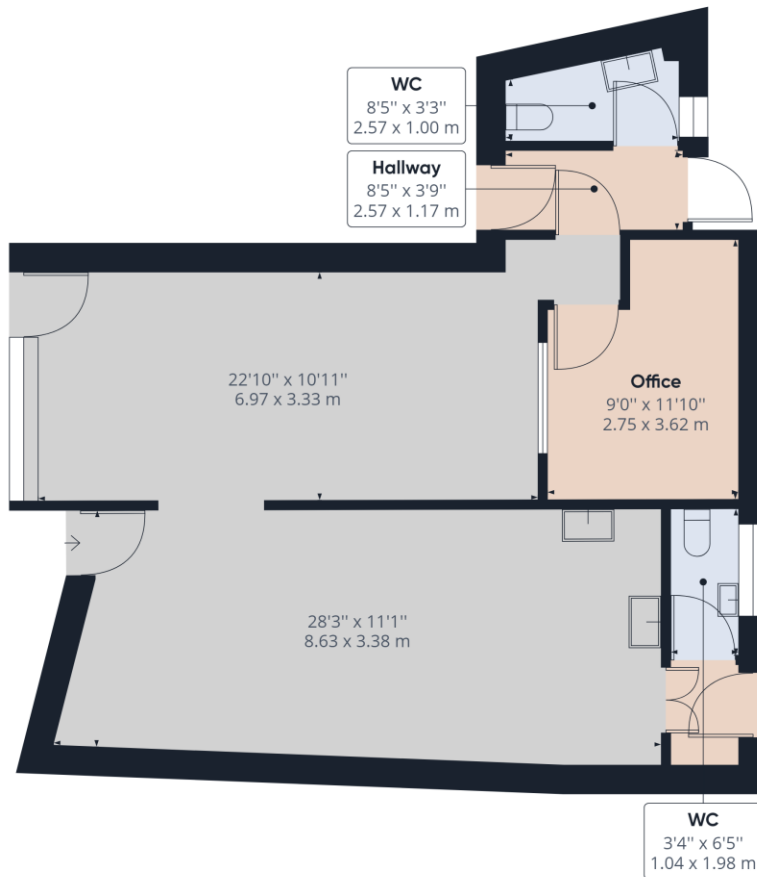
Rent: There is an option to rent the units individually at £600.00 pcm or both units at £1200.00 pcm.



Floor Space



Floor Space



Approximate total area⁽¹⁾
800.05 ft²
74.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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95 and 95a Highgate, Kendal - Ref: KR0984

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.