

Hyde Harrington

INVESTMENT FOR SALE
'PRINCE CHARLIES CAFÉ'
95 STRICKLANDGATE
KENDAL, LA9 4RA



HISTORIC TOWN CENTRE BUILDING
ESTABLISHED CAFÉ TENANT
PASSING RENT £18,000 PER ANNUM
PRICE OFFERS IN EXCESS OF £280,000

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
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SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

95 STRICKLANDGATE KENDAL LA9 4RA

Description

The property comprises an historic, attached building on one of the main retail streets in the market town of Kendal.

The property dates from the late 17th century and is presently used as a café to the ground and part first floors.

The property is accessed directly from Stricklandgate with a low flight of steps that lead through to a good sized entrance area and food service counter. To the ground floor are three distinct dining areas, café kitchen and access out to a rear courtyard set out with dining tables.

To the first floor are three offices that are presently unused together with a further room used by the current tenant for storage as well as male and female WC facilities. At the rear of the property and access via a low internal flight of stairs is a former bed-site that is presently used as offices and storage by the tenant. The main staircase continues to the second floor and to a former three roomed flat that is presently unoccupied and in need of renovation.

At the rear of the property and accessed off the ground floor is small enclosed yard used for external seating. There is a small basement which is internally accessed via stone steps.

Location

The property is located along Stricklandgate, one of the main trading roads in the market town of Kendal. Other occupiers in the immediate surrounding area include solicitor's practices, estate agents, florist and a newsagent.

The location is considered to be a good secondary/tertiary trading position if compared to the main retail areas that centre around Market Place, Highgate and Finkle Street.

Kendal is situated in South Cumbria, approximately 20 miles north of Lancaster and 50 miles south of Carlisle. Junction 36 of the M6 motorway lies approximately 6 miles to the south east and the town is adjacent of the west coast mainline.

Services

The property is connected with all mains services to include electricity, gas, water and drainage.

EPC

The property has been assessed to have an EPC rating of Band G.

Accommodation

Basement 10.04m² (108ft²)

Ground Floor 127.20m² (1,369ft²) comprising of entrance hall and food service area, three distinct dining areas and kitchen.

First Floor 179.09m² (1,927ft²) comprising landing area and three former offices, stores, customer WC facilities and former bed-sit now used as office and further stores.

Second Floor 77.05m² (829ft²). A former flat comprising two rooms with windows to the front elevation and a third room to the rear.

GIA 358.18m² (3855ft²) excluding basement.

The Lease

The property is subject to a business tenancy dated 29th April 2013. The lease is for a term of 15 years and at a passing rent of £18,000 per annum. Under the terms of the lease the rent can be reviewed every three years to open market value.

The tenant is responsible for the repair and maintenance of the property. The tenant has the benefit of a rolling 6 month break notice.

Business Rates

The property has been assessed to have a rateable value of £1,500. Rates Payable on the current 2017/18 multiplier are £8861.50pa. Rating relief may be available subject to enquiry to the local authority.

Terms

The property is available to purchase freehold and subject to the current leasehold interest.

Offers are invited in excess of £280,000.

Viewing

By arrangement only through Hyde Harrington Chartered Surveyors.

Please contact Paul Evans on 01539 740500.

Particulars prepared May 2017 Ref: 11072K

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.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 Hyde Harrington.
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 these 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.