

MORGAN

MARTIN

FOR SALE
Prime Shop

12-14 Stricklandgate
KENDAL
LA9 4ND



Sales Area 1,700 sq ft (157.93 sq m)
Potential for Upper Floor Residential Conversion

LOCATION

The premises occupy a prime position on Stricklandgate close to its junction with Highgate and Finkle Street. Nearby occupiers include the likes of Bodycare, Boots, TK Maxx, Fat Face, Yorkshire Bank, Furness Building Society, etc.

DESCRIPTION

The accommodation is arranged over ground and first floor (the first floor has its own self-contained entrance from Stricklandgate) and provides the following approximate net internal floor areas:

Ground floor sales area: 1,700 sq ft (157.93 sqm)
First floor: 1,702 sq ft (158.1 sqm)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £55,500.

PRICE

We are seeking a price of £450,000 subject to contract.

TENURE

Freehold.

VAT

All prices quoted may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be available in due course.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party are to be responsible for their own legal cost incurred in the transaction.

FURTHER INFORMATION

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Regulated by

RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract