



Tenure

Long Leasehold. Held for a term of 999 years from 2nd December 2009 at a peppercorn ground rent.

Location

Kendal, with a population of 28,500, is an attractive market town, as well as being a major tourist centre and the main gateway town to the Lake District. Road communications are excellent, with the A65 linking to Junction 36 of the M6 to the south and the A6 running north along the eastern side of the Lake District to Penrith.

The property is situated on the east side of Highgate, the immediate surroundings acting as one the town's main restaurant and bar locations.

Occupiers close by include a number of restaurants, takeaways, bars and leisure properties, notably The Brewery Arts Centre.

Description

The property is arranged on basement, ground and one upper floor to provide a restaurant on ground floor, with kitchens in the basement and ancillary accommodation on the first floor. The restaurant provides for 65 covers. The second and third floors do not form part of the property for sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.20 m	(17' 1")
Net Internal Frontage	4.10 m	(13' 5")

Built Depth	30.50 m	(100' 1")
Ground Floor	96.20 m	(1,036 sq ft)
Basement	66.50 m	(716 sq ft)
First Floor – Customer WCs		

Tenancy

The property is at present let to MARK SIDALL (t/a Jintana Thai) for a term of 15 years from 2nd December 2009 at a current rent of £18,500 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.jintanathaicuisine.com

Tenant has three restaurants within the Lake District.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Kendal

101 Highgate

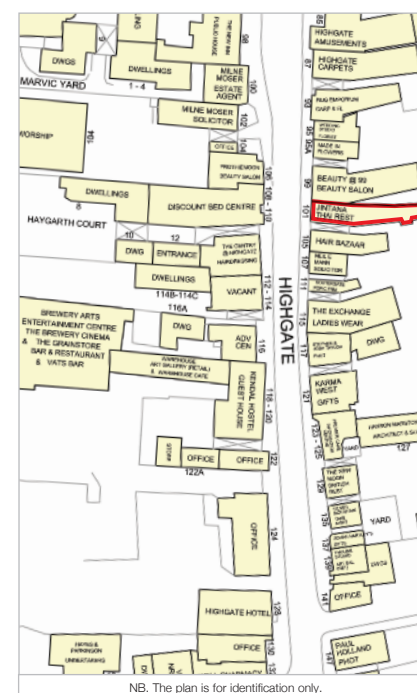
Cumbria

LA9 4EN

- **Virtual Freehold Restaurant Investment**
- Located on a leisure pitch within a popular tourist town
- Provides for 65 covers
- No VAT applicable
- Reversion 2024
- Current Net Rent Reserved

£18,500 pa

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.