



PRIME MARKET TOWN INVESTMENT 60-62 HIGHGATE KENDAL CUMBRIA LA9 4TF

INVESTMENT HIGHLIGHTS

- Kendal is the main market town serving the South **Lake District** area
- The Lake District is a **UNESCO World Heritage** site
- **New 5 year Lease** at market rent
- Home of the world famous **Kendal Mint Cake**
- The **Lake District National Park** attracts an average of **15.8m visitors** each year

We are instructed to seek offers in excess of **£300,000** which reflects a net initial yield of **7.42%** after purchaser’s costs of 3.3%.



LOCATION

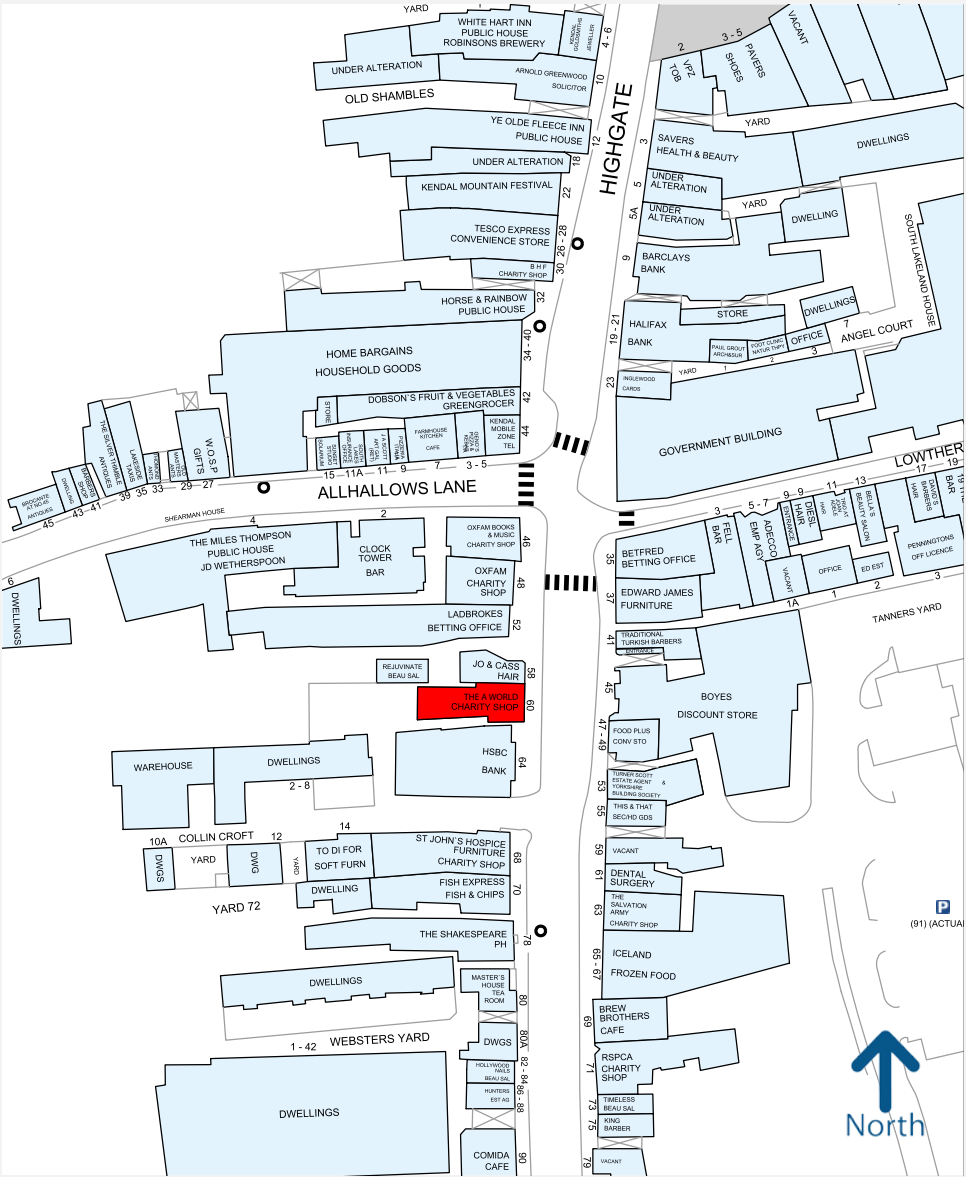
Kendal is an affluent market town situated in the South Lakeland District of Cumbria approximately 8 miles (13 Kilometres) south of Windermere and 19 miles (31 Kilometres) north of Lancaster. The town is situated 6 miles (10 Kilometres) west of the M6 motorway which links the North West of England to the rest of the country.

The town is steeped in history with Kendal Castle and the world famous Kendal Mint Cake. The mint cake was first made famous as the worlds first energy bar when it was used by Sir Edmund Hilary to fuel his summit of Mount Everest in 1953.

In 2017 the Lake District was designated as a UNESCO World Heritage site.

SITUATION

The property is situated in the prime location of Highgate close to the point in which it turns into Stricklandgate, close to the cross roads with Lowther Street and Allhallows Lane. Nearby occupiers include Iceland, HSBC, Tesco, Home Bargains, Yorkshire Building Society, Boyes Department Store, Ladbrokes and Oxfam.



ECONOMY

Tourism is a huge part of the Cumbrian economy and Kendal is one of the main centres within the County. According to 'Cumbria Tourism', Cumbria and the Lake District receives 47 million visitors each year. This brings in £3bn to the local economy and provides employment for 37,766 full time jobs. In total the county has 64,940 tourist jobs.

Since becoming a UNESCO World Heritage Site in 2017 and the increase in visitor numbers 28% of businesses have seen increased profits.

The Cumbria Tourism statistics are in line with the growth in the tourism market in the UK as a whole. According to Deloitte in a report commissioned by VisitBritain, since 2010 tourism has been the fastest growing sector in the UK. The UK is forecast to have a tourism industry worth £257 billion by 2025. The sector is predicted to grow at an annual rate of 3.8%, significantly faster than the overall UK economy, which is forecast to grow by 3% per annum. It is expected that just under 10% of UK GDP will be derived from Tourism and support 3.8 million jobs by 2025.

Inbound tourism will continue to be the fastest growing tourist sector, with the amount spent by international visitors forecast to grow by over 6% a year. The value of inbound tourism has grown from £21bn in 2013 to £57bn by 2025.



DESCRIPTION

The property consists of a Grade II listed mid-terraced retail premises of stone construction under a pitched slate roof. At ground floor level the property provides a traditional retail unit with glazed frontage. The upper floors provide a mix of office, staff facilities and storage space.

To the rear of the property there is parking for 3 cars. The rear of the property is accessed via a gated lane linking it to Highgate. The upper floors have the benefit of separate access.

ASSET MANAGEMENT

Whilst the tenant has just renewed their lease the upper floors would lend themselves to residential conversion in the future. The parking to the rear together with the separate access to the upper floors would allow straight forward conversion of the upper parts. Planning permission was previously granted for conversion of the upper floors under application SL/2020/0411 prior to the lease being signed. The new lease has therefore been excluded from the security of tenure provisions of the landlord & tenant act allowing the landlord to take the unit back. The lease also has the benefit of a mutual 3 year break in the lease allowing early access to convert.

With the boost in tourism and the strength of the local economy future conversion of the upper floors has the potential to add considerable value.

TENURE

The property is freehold.

ACCOMMODATION

The property has the following areas:

| Area | Sq ft | M2 |
|-----------|-------|-------|
| Ground | 1,132 | 105.2 |
| ITZA | 638 | 59.27 |
| Basement* | 977 | 90.76 |
| 1st | 1,033 | 95.9 |
| 2nd | 422 | 39.2 |
| Total | 3,564 | 331.1 |

*Basement is not full height.

TENANCY

The property is let to THEAWORLDDUK CIC on an FRI lease for 5 years from 19th August 2025, at a current rent of £23,000pa. There is a mutual option to break at the end of the 3rd year. The lease is outside the security of tenure provisions of the Landlord & Tenant Act.

RENTAL COMMENTARY

We have devalued the rent to £31.16 per sq ft in terms of Zone A. In arriving at this, we have applied, £2 per sq ft to the first floor and £1per sq ft to the 2nd floor space. We haven't applied any value to the basement space. In our opinion the rent is low and there is good potential for growth from this level based on some of the other rents achieve in the locality.

COVENANT

THEAWORLDDUK CIC (Company No 12341734)
Creditsafe Score 59/100
Creditsafe Rating – B –Low Risk

The A Workd UK CIC is a not for profit organisation supporting the autistic community. They now trade from over 40 stores throughout the UK and recently took on a number of the Scope portfolio. The A World CIC currently have shareholders funds of £263,634 which is a 14.9% increase on the previous year.

PROPOSAL

We are instructed to seek offers in excess of **300,000**, which reflects a net initial yield of **7.42%** after purchaser's costs of 3.3%.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a TOGC.

CONTACT



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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. October 2025.

