



## To Let

Formerly The  
Masters House Tea  
Rooms, 80B,  
Highgate, Kendal ,  
Cumbria, LA9 4HE

872 Sq Ft | 81.01 Sq M

£14,000

- Extremely Rare Opportunity
- Historic Grade II Listed Property
- £14,000 per annum Fully Fitted
- 872sq ft - currently 30 covers





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## Description

Located on Highgate just a short stroll from the Town Hall in the centre of Kendal, this is a fabulous opportunity to rent an historic property, currently configured as a café/tea room. The property is Grade II listed and until recently has been trading as a café under the name of Masters House Tea Rooms. The property is now available to let and offered in a fully fitted ready to go condition. Entrance to the premises is via the historic arch that leads through to a peaceful courtyard of almshouses. This unique historic property offers an abundance of period features within and currently offers space for approximately 30 covers over both ground and first floors. To the rear of the property there is a fully fitted kitchen and wc. There is scope to update and offer further covers within. All fixtures and fittings are to be included. Although the landlord does not warrant their repair and condition.

## Location

Located on Highgate just a short stroll from the Town Hall in the centre of Kendal. The property is situated fronting a courtyard which was formerly an old hospital area. Highgate is one of Kendal's main high/shopping streets and in the main road into Kendal through the town's one way system. There is a coach drop off area directly adjacent to the property where coach parties are dropped on an almost daily basis this gives the property the benefit of this 'drop off' trade. The property is situated within an area of mixed uses including offices, bank and general retailers that include HSBC Bank, Hunters Estate Agents and Iceland.

## Accommodation

Area		SO FT
GIA		872
Total		872

## Services

We understand the property is connected with all mains services.

## EPC

Energy Performance Asset Rating: TBC

## Business Rates

The property is exempt from business rates.

## Terms

The property is available to let fully fitted on a ready to go basis, for a term of years to be agreed. The asking rent for the property is £14,000 per annum.

## Money Laundering

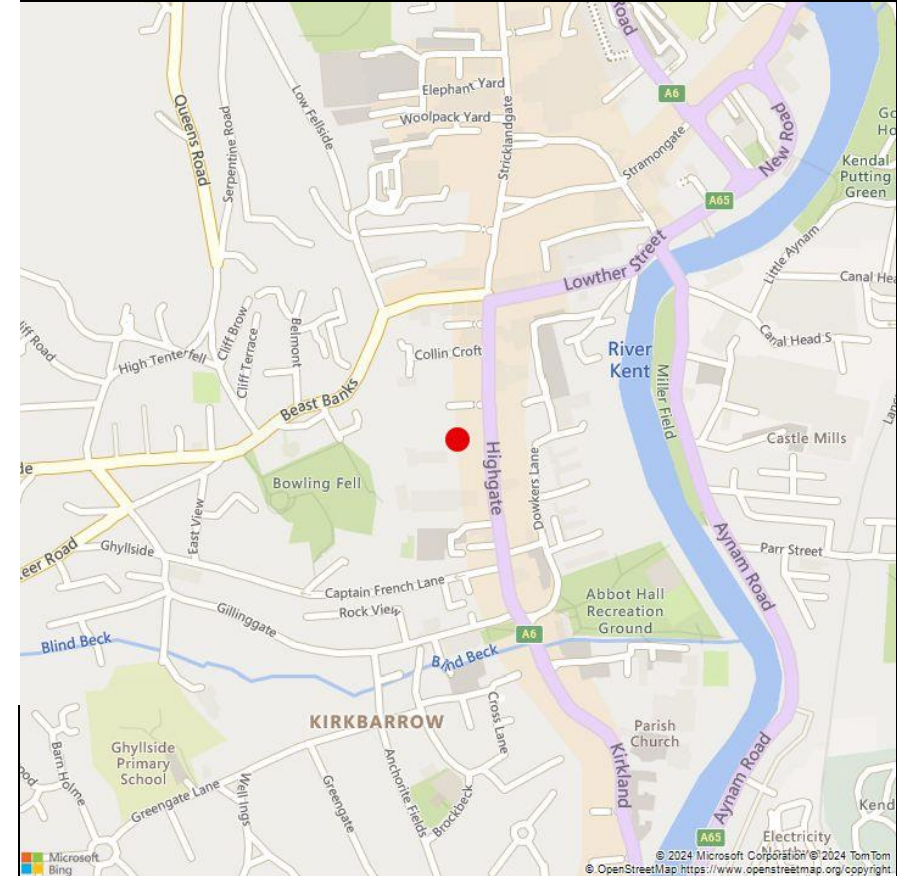
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed incoming tenants or purchasers.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



## Contact agent

**Caroline Hayton**

caroline.hayton@dmhall.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 DM Hall.
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 the 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.

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