

# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

 Entirely let to Coral Racing Limited  
until September 2031 (No breaks)



# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



## Property Information

### Freehold Retail/Residential Investment

- Entirely let to Coral Racing Limited (not in occupation) until September 2031 (No breaks)
- Ground floor former betting office with separately-accessed refurbished flat above (sublet)
- VAT-free investment
- Established commercial and residential location - 100m from Kendal Railway Station
- Opposite newly-developed retirement scheme of 55 apartments.
- Nearby occupiers include Lidl, Homebase, Bensons for Beds and a number of independent retailers and takeaways
- Popular Lake District Centre

**Lot** 53  
**Auction** 25th September 2024

**Rent** £18,528 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail/Residential  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 47 miles south of Carlisle, 70 miles north of Manchester  
**Roads** A6, A590, A684, M6 (Junction 36)  
**Rail** Kendal Railway Station  
**Air** Newcastle Airport

### Situation

The property is situated at the busy junction of the A6 and A685, some 100 metres from Kendal Railway Station and directly opposite a newly-developed retirement scheme providing 55 one and two bed apartments. Nearby occupiers include Lidl, Homebase, Bensons for Beds and a number of independent retailers and takeaways.

### Tenure

Freehold.

### EPC

Commercial - Band B Residential - Band C

### Description

The property comprises a shop arranged on the ground floor, with a separately-accessed and refurbished one-bed flat on the first floor.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 53, 28 Longpool, Kendal,

## Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Residential - 1-bed flat with kitchen & bathroom	60.20 39.00	(648) (419)	CORAL RACING LIMITED (1)	20 years from 24/09/2011 on a full repairing and insuring lease	£18,528	24/09/2026
<b>Total</b>		<b>99.20</b>	<b>(1,067) (2)</b>			<b>£18,528</b>	

(1) For the year ending 31/12/2022, Coral Racing Limited reported a Net Worth of £83,537,000 (Northrow 27/08/2024). The first floor flat is sublet on a 12-month AST.

(2) Commercial floor areas provided by VOA ([www.voa.gov.uk](http://www.voa.gov.uk)); residential floor areas provided by the EPC register.

# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



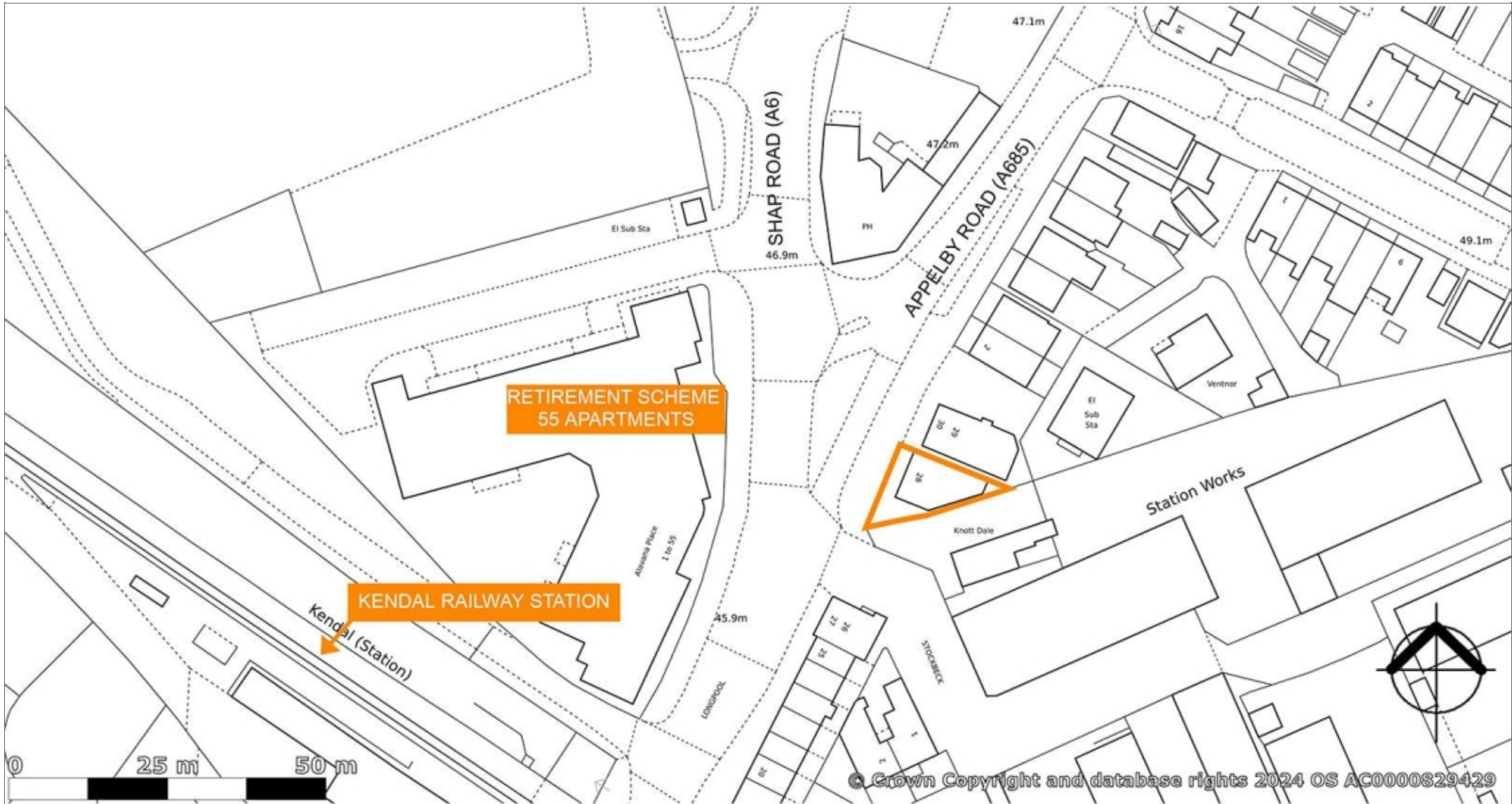
# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



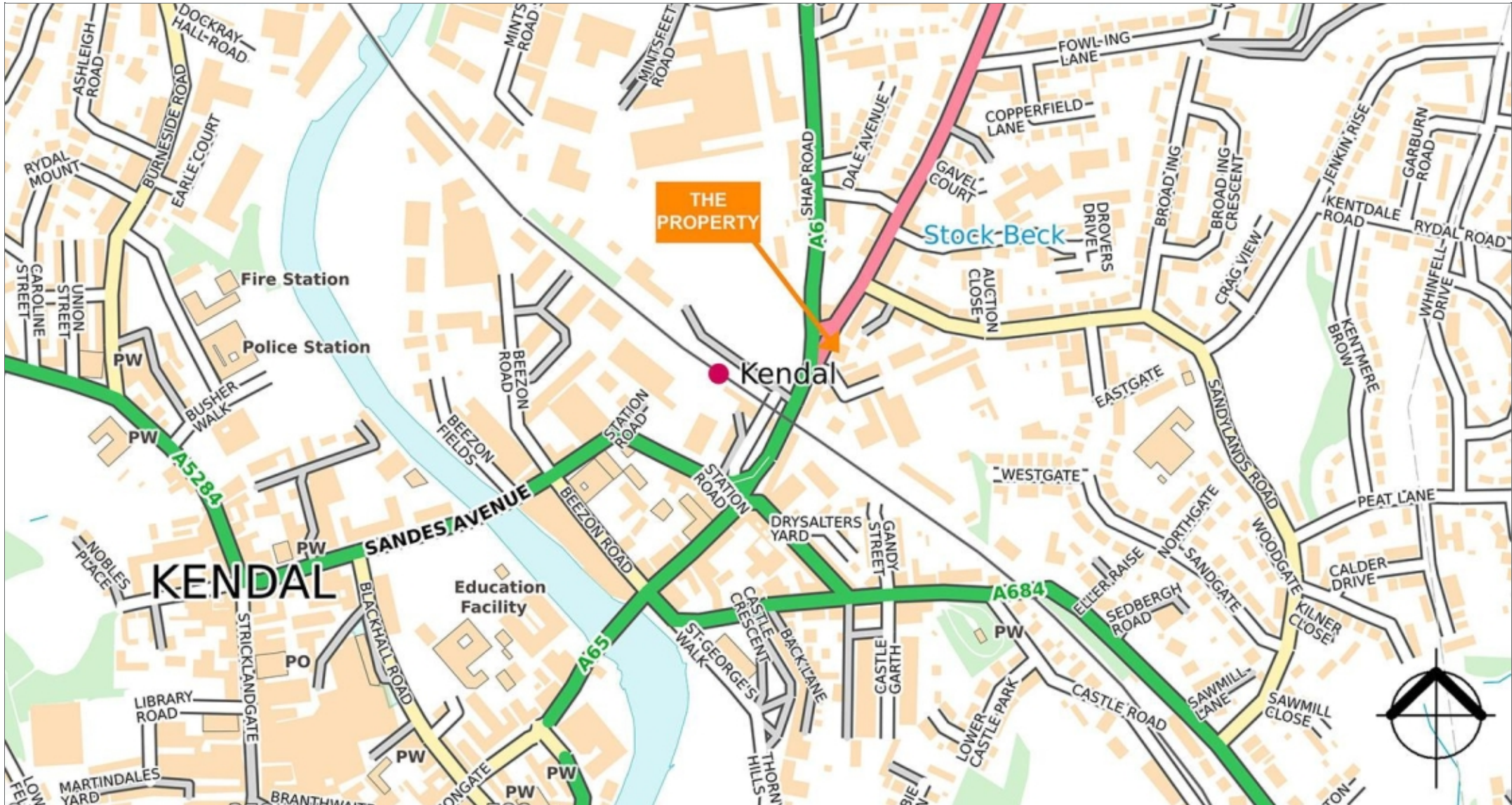
# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





# Lot 53, 28 Longpool, Kendal, Cumbria LA9 6ER

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Farleys Solicitors**  
22-27 Richmond Terrace  
Blackburn  
BB1 7AF

**Ross Liddle**  
01254 606000  
[ross.liddle@farleys.com](mailto:ross.liddle@farleys.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024