



**D.J. Willis**  
Chartered Surveyor



Westmorland and Lonsdale Liberal Democrats  
Acland House  
Yard 2 Stricklandgate  
KENDAL  
LA9 4ND

Our Ref: 

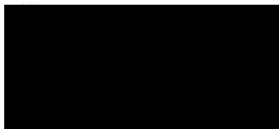
16 September 2009

Dear ,

**Re: Acland House, Yard 2 Stricklandgate, KENDAL**

Please find enclosed our report in respect of the above. We anticipate that as the area which is sub-let comprises about 45% of the whole that the rent payable should be 45% of the market rental value for the premises. That is 45% of annual rent of £11,500- say £5,175-

We trust this report is adequate for your purpose and enclose our invoice for your kind attention in due course.



D. J. Willis M.R.I.C.S.  
Chartered Surveyor

**PRIVATE VALUATION**

**On**

**Acland House  
Yard 2 Stricklandgate  
KENDAL  
LA9 4ND**

**On behalf of**

**The Westmorland and Lonsdale Liberal Democrats**

**Acland House  
Yard 2 Stricklandgate  
KENDAL  
LA9 4ND**

**Inspected by: D. J. Willis M.R.I.C.S.**

**Date of Inspection; 28 August 2009**

**Weather: Damp and overcast.**

## **TERMS OF REFERENCE**

In accordance with your telephoned instructions dated 25 August 2009, we have inspected Acland House, Yard 2 Stricklandgate, Kendal, in order to advise on the market rental value of the Leasehold interest in the premises for your records.

We can confirm we have no conflict of interest in this matter and that the valuation has been carried out in accordance with the Practice Statements in the R.I.C.S. Valuation Standards Manual.

This report has been prepared in accordance with your instructions. It is confidential to the clients and to the client's immediate professional advisers and excludes liability and responsibility to third parties unless stated otherwise.

Our inspection of the property does not comprise a building survey and we have not examined woodwork, or other parts of the property which are covered or unexposed or inaccessible and cannot therefore report that such parts of the structure are free of rot, beetle or other defects. We have not arranged or carried out any investigations to determine whether any High Alumina cement, concrete or other deleterious materials may have been used in the construction.

## **LOCATION**

The property is situated in the town centre. Kendal, an historic market town, is situated on the edge of the Lake District National Park. It is about 24 miles north of the city of Lancaster and the M6 motorway. (junction 36) is about 8 miles away. The town has a resident population of about 25-30,000 with a wider rural catchment population. It is a relatively affluent area with a range of successful small businesses including the tourism industry, being well-placed for both the Lake District and the Yorkshire Dales. There is a reasonably broad employment base, so unemployment levels are well below the national average. There is a reasonable demand for property across most sectors.

The property is situated in a yard just off Stricklandgate. Stricklandgate is a primary retail location with a variety of well-known retailers as well as banks and building societies.

## **DESCRIPTION**

The property comprises a 2 storey stone building probably dating back over 200 years, under a pitched slate roof which has been added to in 2007. The original walls are of 550-600mm limestone with rubble infil, and the 2 storey addition has cavity block walls finished with stone facing. It is situated in a Conservation Area.

### **Accommodation:**

Ground floor: Entrance Hall, Cloakroom with W.C. 3 Offices (units 8 and 9)

First floor: Landing: Office/Meeting Room (unit 20), Store/Small Office (unit 13), W.C. and Kitchen.

The Gross Internal Area of the building is approximately 125 square metres, providing lettable office space, (that is excluding the Kitchen and W.C.s to the ground and first floors) of approximately 76 square metres.

### **Services**

Mains gas, electricity, water and drainage are connected.

### **Site and Roads**

Site coverage is 100%. The Yard provides pedestrian access to Stricklandgate.

### **REPAIR AND CONDITION**

We have not carried out a full or detailed building survey, but from our inspection we can confirm that the premises are in a condition commensurate with their age and purpose. We consider the property will have a useful economic life in excess of 30 years subject to routine planned maintenance.

### **TENURE**

The property is understood to be Leasehold.

### **EASEMENTS AND RIGHTS OF WAY**

We are not aware of any easements or rights of way which would have a detrimental affect on the value of the property.

### **PLANNING MATTERS**

We are not aware of any policies in the Local Development Framework likely to have an adverse affect on the property.

Our valuation assumes that the present use is authorised and permitted.

### **ENVIRONMENTAL ISSUES**

We have not been made aware of any environmental investigations or audits which may have been carried out on the property. From our office records and local knowledge, we are not aware of any use to which this, or any adjoining

property may have been put, which may have resulted in any contamination to the site.

We assume then for the purpose of this report that there are no onerous environmental matters affecting the property.

### **GENERAL REMARKS**

We are of the opinion that there should be good demand for owner occupation or investment, having regard to current market conditions and that the property is reasonably placed within the sector and that capital/rental values should perform satisfactorily.

In arriving at our valuation we have had regard to comparable property transactions in the sector and in the local geographic area.

The property has not been altered or amended in such a way as to materially inhibit resale. It is considered readily lettable in the open market.

We are also of the opinion, there is no marriage or hope value attributable to this property, nor significant alternative uses which would significantly enhance the value.

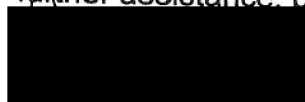
### **VALUATION**

After due consideration, we are of the opinion that the Market Rental Value of the Leasehold interest in the premises, as at 28 August 2009, excluding any VAT liability is:

**£11,500-**

**(eleven thousand five hundred pounds)**

We trust this report contains the information you require but if we can be of any further assistance, please do not hesitate to contact us.

  
D. J. Willis M.R.I.C.S.  
For and on behalf of  
D. J. WILLIS  
CHARTERED SURVEYOR  
First floor  
Aynam Mills  
Little Aynam  
KENDAL  
LA9 7AH

## STANDARD TERMS AND CONDITIONS

**ADDITIONAL INFORMATION** All information provided by the client, Local Authorities or Professional Advisors and other stated sources is assumed to be accurate, unless specified otherwise.

**TERMS OF ENGAGEMENT** The valuation has been undertaken by an Independent Valuer, as defined by the Practice Statements in the RICS Appraisal and Valuation Standards Manual and has had no previous connected interest with either the property or parties to the transaction.

**TENURE** Title Deeds and Leases are not inspected (unless stated) and the subject property is assumed to be free of any onerous covenants or easements or restrictions which may affect value.

**DIMENSIONS** Information in respect of site areas or floor areas are taken from on-site measurements unless advised otherwise. Site areas may be computed from Ordnance Survey site plans. Any measurements quoted must be considered approximate and are calculated in accordance with the RICS Code of Measuring Practice.

**GROUND CONDITIONS** We do not inspect geological reports in respect of the stability of the sub-soil. We have assumed that the area on-site and adjoining is not contaminated and that there are no dangerous materials on-site or in the immediate vicinity unless stated otherwise.

**ENVIRONMENTAL MATTERS** We will report on any relevant environmental matters which may impact on the valuation or saleability of the property, such as the proximity and condition of adjoining properties or high voltage electrical pylons or sub-stations or mobile telephone masts, or plant or machinery which could in the Valuers opinion, have an adverse affect on the value or saleability of the subject property. Our report does not provide an environmental audit. Radon gas is an invisible odourless gas which occurs naturally, seeping out of the ground particularly in Cumbria, according to the National Radiological Protection Board. Scientific research as to whether Radon gas is harmful to health is inconclusive to date. Test instruments are available by post from the NRPB for a small charge to test the levels of Radon in a building. We are advised remedial work (where necessary) is relatively inexpensive.

**PLANNING MATTERS** Verbal enquiries are made of Local and County Planning Authority where deemed necessary in respect of highway improvement schemes or extensions or structural alterations or change of use. We cannot accept responsibility where information provided is inaccurate.

**TAX MATTERS** Value Added Tax and Grants/Allowances are not included in Capital Values or Rental Values and all figures are reported exclusive of VAT liability unless stated otherwise.

**INSURANCE** Re-instatement Cost assessments include :-  
Site clearance and demolition work  
Cost of construction of a replacement building  
Cost of replacing drains and sewers  
Local authority fees, professional fees and VAT costs

Re-instatement cost is assessed on the gross external floor area of the property and allows for contingencies as appropriate.  
N.B. A re-instatement cost assessment is not a valuation of the property.

**LEGAL MATTERS** Any interpretation of Leases or legal documents is given in our capacity as property consultants and we recommend Legal Advice is obtained for verification, prior to entering a Contract.

**LIMITATIONS** We have not undertaken a full Building Survey (unless advised otherwise) and therefore not inspected any parts of the property which are inaccessible or unexposed or concealed and so cannot confirm that these areas are free from rot, beetle, or other defects, nor have we tested any services. Our Valuation Reports are provided for the sole use of the person to whom it is addressed and no liability is accepted in respect of any third parties, without prior written consent by the Valuer, nor can any part of the report be reproduced without prior written consent. It is generally accepted that a Valuation report is considered valid for three months from the date of valuation.

### COMPLAINTS PROCEDURE

The firm complies with the Complaints Procedure recommended by the RICS Rules of Conduct, a copy of which is available upon request.