

## 42 Main Street, High Bentham, LA2 7HN Offers Around £250,000

REDUCED TO £250,000. Lower rate Stamp Duty.

Substantial investment property in the heart of High Bentham, a popular market town. Currently let to the Bentham Hub - a thriving local organization raising funds for good causes in the area - the property extends to approx. 3,000 sq. ft. over 3 floors.

Prior Approval has been obtained to convert 42 Main Street into a mix of residential and commercial accommodation - providing further options for investors and developers.

Available with no chain, viewings are conducted outside of trading hours.

## 42 Main Street



The ground floor accommodation briefly comprises: generous double fronted retail shop with excellent display windows; staff kitchen and office/store.

Further commercial space on the first floor, comprising 3 large retail showrooms, along with a staff cloakroom. Following conversion, showroom 2 would become a studio apartment.

Stairs rise from showroom 3 to the second floor with 2 bedrooms and a spacious workshop. This floor would be converted to create the 2 bedroom apartment under the current Prior Approval.

Outside, there are 2 secure stores to the rear, with a locked passageway providing access to a small yard and fire escape. These stores provide utility rooms and access for the 2 residential units under the current plans for conversion.

### High Bentham Location

High Bentham is a bustling market town with a good range of amenities, including: shops, pubs, bars, cafes, Post Office, GP surgery, primary school and train station on the Leeds/Lancaster line. Nearby towns include Settle and Kirkby Lonsdale - both with excellent secondary education options. Lancaster and the M6 are around 30 minutes in the car, as is Kendal on the edge of the Lake District. The town is a great base for days out in the Yorkshire Dales, Forest of Bowland, Lake District and coast at Morecambe Bay.

### Property Information

Freehold property. Rateable Value: £12,000. Mains electricity, water and drainage. Currently let to The Bentham Hub.

Details of the Prior Approval Notification and related plans can be found via the Planning portal. Application Number: 2021/23113/OTHERS. Changes to the current plans would require written consent.

### Ground Floor

#### Shop 30'3" x 23'11" (9.22m x 7.28m)



Large retail shop space with double display windows and customer entrance to the front aspect, and UPVC double glazed window to the side aspect. Range of fitted shelves. Laminate flooring. 2 electric radiators. Access to side office/store and staff kitchen. Stairs rising to first floor.

#### Staff Kitchen 7'9" x 12'3" (2.35m x 3.73m)



Staff kitchen with UPVC double glazed window to the rear aspect. Sink with drainer. Fitted desk and shelving. Laminate flooring. Electric radiator.

**Office/Store 7'1" x 10'1" (2.16m x 3.08m)**



Side office or store with UPVC double glazed window to the front aspect. Laminate flooring.

**First Floor**

**Showroom One**



Large first floor showroom with 2 UPVC double glazed windows to the front aspect and 2 to the side aspect. Carpet. Access to 2 further showrooms.

**Showroom Two**



Impressive showroom space with timber framed single glazed window to the front aspect and 2 to the side aspect. Fire escape door to the rear. Exposed beams and fireplace. Carpet. 3 electric radiators.

**Showroom Three 21'0" x 12'1" (6.41m x 3.69m)**



A further showroom space with UPVC double glazed window to the front aspect. Carpet and laminate flooring. Electric radiator. Access to cloakroom and stairs rising to second floor.

## Cloakroom



Single glazed sash window to the rear aspect. WC and wash hand basin. Laminate flooring.

## Second Floor

### Landing



Landing with timber framed single glazed window to the rear aspect. Period balustrade. Exposed floorboards. Access to 2 bedrooms and workshop.

## Bedroom 1 13'11" x 12'2" (4.23m x 3.70m)



Double bedroom with UPVC double glazed window to the front aspect. Period fireplace. Exposed floorboards.

## Bedroom 2 14'3" x 6'7" (4.35m x 2.00m)



Bedroom with single glazed sash window to the rear aspect. Fitted shelving. Exposed floorboards.

## Workshop 28'11" x 11'9" (8.82m x 3.58m)



Large former workshop with 2 UPVC double glazed windows to the front aspect, 2 to the side aspect and a timber framed single glazed window to the rear aspect. Platform storage area over. Exposed beams. Exposed floorboards.

## Outside



2 lockable stores. Passage to rear yard.

## Stores



## Store 1

Lock-up store accessed via Tweed Street.

## Store 2

Lock-up store accessed via Tweed Street.

## Yard

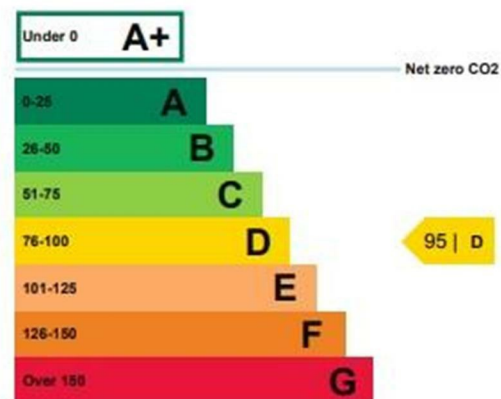


Rear yard with fire escape.

## EPC

### Energy efficiency rating for this property

This property's current energy rating is D.



## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide

information regarding the source of funding as part of our offer handling procedure

#### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

#### FISHER HOPPER

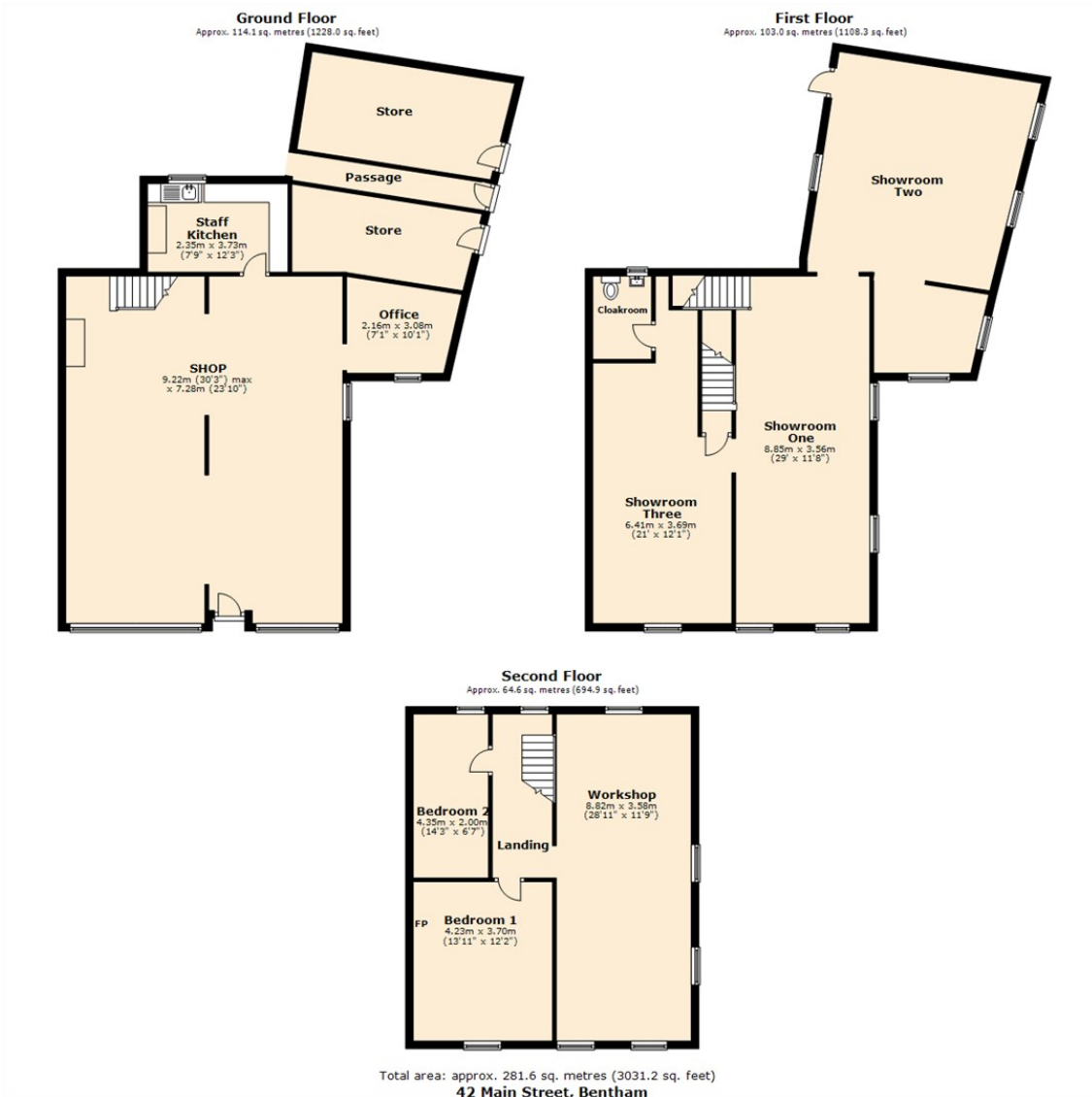
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#### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



## Area Map

