



## 5 Market Square, Kirkby Lonsdale, LA6 2AN Price Guide £155,000

A fantastic business opportunity in the heart of the thriving market town of Kirkby Lonsdale, combining one of the longest established sweet shops in the country - established 1902 - with luxury accommodation or holiday let.

Both the shop and accommodation have been refitted to a high standard and are now available on a new lease term of up to 10 years - subject to application. Goodwill, furniture, fixtures and linens, along with recently rebranded website and social media assets. Stock on valuation.

Current turnover for the shop at approx. £200,000 P.A. and £12,000 (occasional letting of the accommodation) huge potential to increase this as a full time holiday let. Alternatively the accommodation could just be used as full time living above the retail business.



## 5 Market Square



A fine 3 floor, stone built period property situated in the picturesque market square of this popular tourist destination. Home to two thriving businesses, the property is available on a new lease, along with goodwill, furniture, fittings, linens, website and social media assets. Sweet shop stock on valuation.

In brief, the ground floor comprises a stylish and distinctively refitted traditional sweet shop, plus staff kitchen and separate access to the accommodation. There is access down to a good-sized basement with two large stock rooms and staff cloakroom.

Accessed independently via a ginnel off Market Square, or through an internal door from the shop, stairs lead up to the stunning accommodation with kitchen and spacious lounge/diner on the first floor, and 2 king size bedrooms, bathroom and large storeroom on the top floor.

### Location

Kirkby Lonsdale is a charming market town with an excellent range of independent shops, pubs, bars and restaurants. Attracting visitors all year round, the town is famous for Ruskin's View and Devil's Bridge, and is well-located for day trips to both the Yorkshire Dales and Lake District. The Market Square is located in the heart of the town with good footfall.

### Lease

New lease terms and rent to be negotiated with the Landlord.

### Business Information - Sweet Shop

One of the oldest sweet shops in the country, the current owners have upgraded the retail space, branding, range, website and social media, and the business is subsequently thriving. Turnover TBC.

Business Rates: Ratable Value: £3,293.40 - subject to small business rates relief with nothing to pay.

### Accommodation / Holiday Let

The residential accommodation has recently been refurbished to a high standard, to provide a stylish, luxury holiday let for 4 guests through AirBnB. Current part time rental circa £12,000 P.A, with scope for growth through extended availability.

Council Tax Band C.

### Retail Premises



The retail space comprises shop with staff kitchen to rear, plus 2 large stockrooms to basement level.



**Sweet Shop 20'10" x 12'1" (6.34m x 3.68m)**



Very well presented retail space with customer door and traditional shop window to the front aspect on Market Square. Extensive range of display shelving. Drinks chiller. Ice cream service counter. Main counter. Vinyl flooring. Inset doormat.

**Kitchen Area 5'0" x 3'10" (1.53m x 1.16m)**



Staff kitchen area with window and external door to the rear aspect. Fitted units with worktops. Stainless steel sink and drainer. Range of shelving for stock storage. Fridge. Vinyl flooring.

**Stock Room 1 10'11" x 12'2" (3.32m x 3.70m)**



Large basement stock room with storage shelving. Corner staff cloakroom.

**Stock Room 2 11'6" x 8'5" (3.51m x 2.57m)**



Second stockroom with stock storage shelving. 2 chest freezers.

**Accommodation**



Stunning luxury accommodation or holiday apartment with 2 king size bedrooms.



## First Floor Landing



Spacious first floor landing with sash style window to the rear aspect. Carpet. Radiator.

## Lounge/Diner 12'8" x 17'2" (3.87m x 5.24m)



Comfortable and spacious lounge/diner with 2 windows to the front aspect and views to Market Square.

Feature fireplace housing gas flame fire to lounge area. Cupboard under window. 2 \* 2 seater sofas. TV.

Dining area with 4-seater table. Sideboard. Cupboard under window.

Carpet. Radiator.

## Kitchen 12'6" x 9'7" (3.80m x 2.93m)



Well appointed kitchen with window to the rear aspect. Range of wall and base mounted units with complimentary worktops. Stainless steel sink and drainer. Integrated cooker and hob with extractor over. Free standing pantry unit. Integral fridge and freezer. Integral slim line dishwasher. 2-seater table with chairs. Laminate flooring. Radiator.

## Second Floor Landing



Spacious top floor landing with sash style window to the rear aspect. 2 double wardrobes. Dressing table. Carpet. Radiator.

**Bedroom 1 12'11" x 8'4" (3.93m x 2.55m)**



Generous king size guest bedroom with window to the front aspect and views over square. King size bed with bedside tables. Chest of drawers. Wall mounted TV. Carpet. Radiator.

**Bedroom 2 9'11" x 8'8" (3.01m x 2.64m)**



Another double bedroom with window to the front aspect and views to square. King size bed with bedside tables. Chest of drawers. Carpet. Radiator.

**Bathroom**



Good sized bathroom with window to the rear aspect. Bath with shower over and screen. Vanity unit with wash hand basin.

WC. Towel storage unit. Laminate flooring. Radiator.

**Store Room 5'7" x 9'8" (1.70m x 2.94m)**

Large lockable store room with built in cupboard and shelving.

**Outside**

Bin storage area to rear.

**EPC**

Shop: 94 D

Apartment: 64 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.

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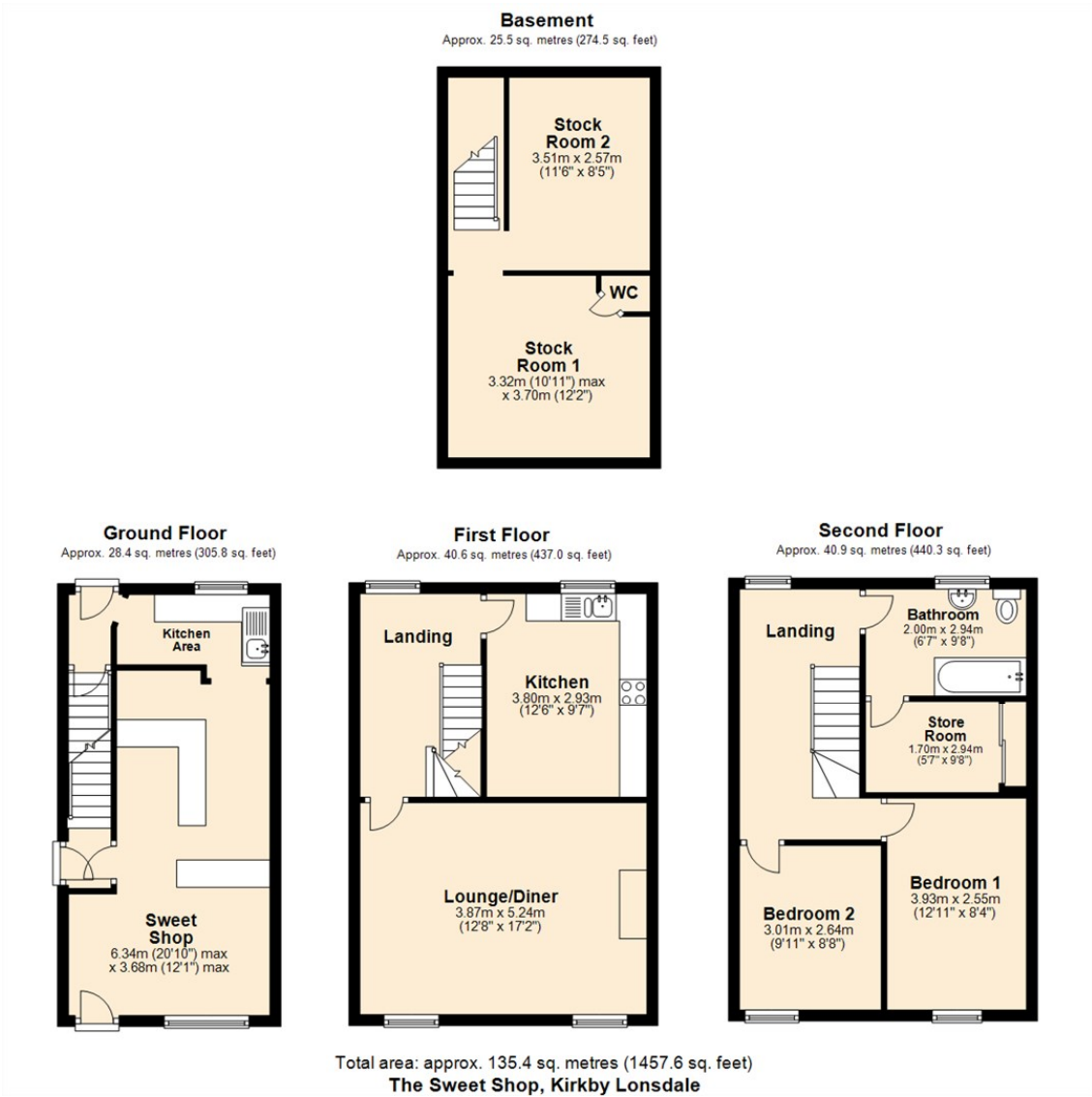
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#### FLOOR PLANS

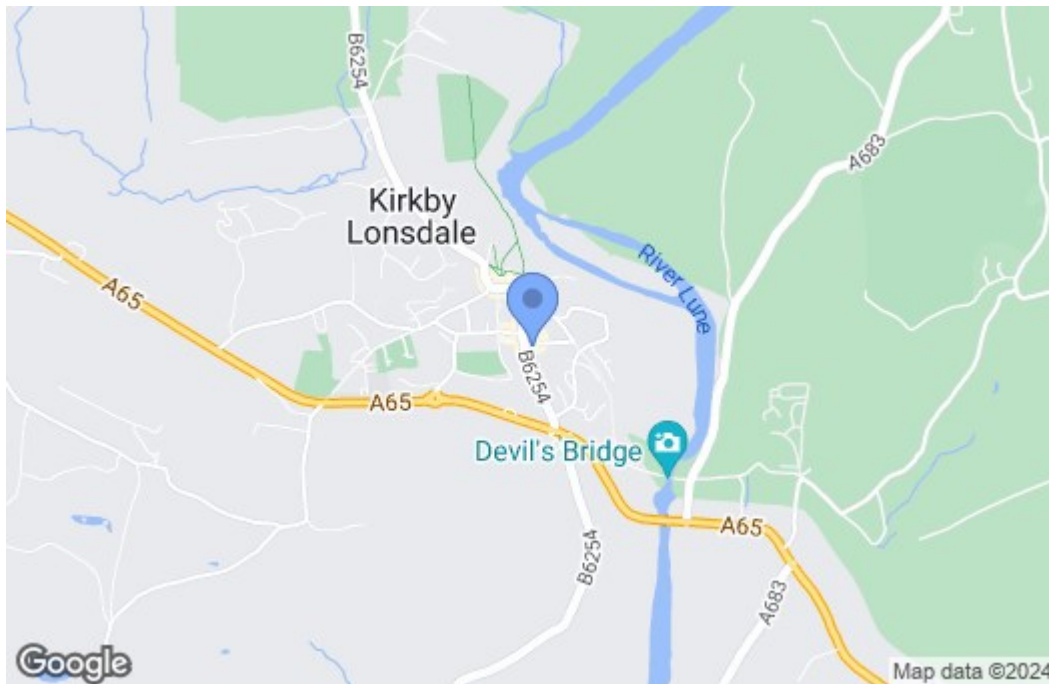
Please note, floor plans are not to scale and  
are for illustration purposes only. Plans are  
produced using PlanUp.



# Floor Plan



# Area Map



# Energy Efficiency Graph

