



**30a Main Street, LA2 7HN**  
**Price Guide £205,000**

A substantial property in a central location, High Bentham. Conversion potential for a variety of uses, both residential and commercial. With off road parking and outside space.

Domestic registration pending.

## Property Description



30a Main Street is a substantial property located in the heart of the bustling market town of High Bentham, currently serving as business premises.

The ground floor features an entrance hallway, inner connecting hall, spacious conservatory at the rear, modern fitted kitchen, bathroom, shower room, and two large rooms. This space is perfect for creating professional office environments, utilizing the spacious rooms to accommodate multiple businesses. The first floor includes three rooms, a connecting landing, and a shower room, offering additional office units ideal for private offices, meeting rooms, or co-working spaces. A door at the rear leads to a balcony and fire escape.

Alternatively, the property can be adapted for mixed use. The ground floor can serve commercial purposes such as retail space, a café, or professional offices, while the first floor can be converted into a modern apartment. This setup provides the convenience of living and working in the same building, reducing overhead costs.

Outside, the property boasts a significant plot for parking, with mature borders and street access gates. A side gate opens to the ginnel.

This versatile property offers options to meet various needs, whether for business, residential, or a combination of both.

## Property Information

Freehold  
SBR with 100% relief - Domestic registration is pending  
EPC Rating D  
All mains services

## High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

## Ground Floor - Inner Hallway



Part glazed timber door to Main Street. Timber framed single glazed window to front aspect with obscured double glazing. Stairs rising to first floor. Fuse board. Fire door through to inner hallway linking ground floor accommodation. Range of built in cupboards. Part carpeted and part laminate flooring. 1 timber framed part double glazed window to rear aspect. two radiators.



**Room One 13'1" x 14'5" (4.00m x 4.40m)**



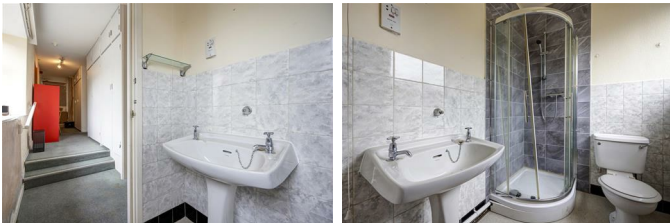
2 timber framed part double glazed windows to front aspect. Neutral décor. Vinyl tiles. Radiator. Inner door to hallway.

**Room Two 13'1" x 14'1" (4.00m x 4.30m)**



Two timber framed part double glazed windows to front aspect. Neutral décor. Vinyl tiles. Radiator. Inner door to hallway.

**Shower Room 4'6" x 6'9" (1.38m x 2.06m)**



One timber framed single glazed window with reinforced glazing to rear aspect. three piece suite comprising, corner shower cubicle with recently installed electric shower, W/C and basin. Part tiled. Vinyl flooring. Radiator. Inner door to hallway.

**Bathroom 4'6" x 6'9" (1.38m x 2.06m)**



One timber framed single glazed window to side aspect with reinforced glazing. Modern three piece suite comprising, W/C, basin and

bath with shower over. Tiled walls and flooring. Radiator.

**Kitchen 7'10" x 9'2" (2.40m x 2.80m)**



One timber framed window with reinforced glazing to conservatory. One timber framed double glazed window with reinforced glazing to corridor connecting inner hallway to conservatory. Fitted kitchen with range of wall and base mounted units. Recently installed integral oven, hob and extractor. Tiled splash backs. Space for under counter fridge. Laminate flooring.

**Conservatory 19'1" x 18'2" (5.82m x 5.55m)**



UPVC double glazed conservatory with double doors to rear yard. Radiator. Internal linking corridor and fire door to inner hallway.

**First Floor - Landing**

Landing connecting all accommodation on the first floor. Door to rear aspect balcony and fire escape. 2 timber framed part double glazed windows to rear aspect. Wall mounted boiler. Cupboards. Carpeted. Radiator.

**Room Three 13'8" x 9'6" (4.18m x 2.90m)**



One timber framed part double glazed window to front aspect. Neutral décor and carpet. Radiator. Inner door to landing.

### Room Four 13'7" x 23'11" (4.16m x 7.30m)



Three timber framed part double glazed window to front aspect. Neutral décor and wood laminate flooring. Two radiator. Two inner door to landing.

### Room Five 6'4" x 8'2" (1.95m x 2.50m)

One timber framed part double glazed window to front aspect. Neutral décor and carpet. Radiator. Inner door to landing.

### Shower Room



One timber framed single glazed window to rear aspect with obscured glazing. Corner shower cubicle, W/C and basin. Tiled. Laminate flooring.

### External



Large rear plot with plenty of space for parking and gates to street. Paved seating area. Mature borders. Gated yard with stairs up to balcony and side access gate to ginnel.

### 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.

### INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

### FISHER HOPPER

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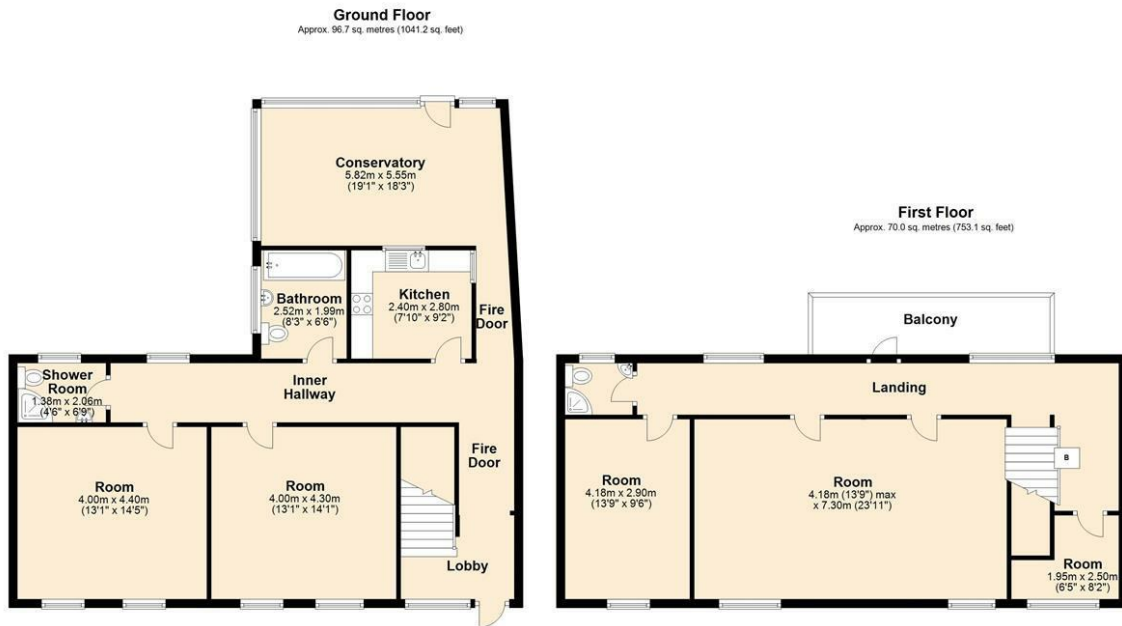
### FLOOR PLANS

Please note, floor plans are not to scale and

are for illustration purposes only. Plans are produced using PlanUp.



# Floor Plan



Total area: approx. 166.7 sq. metres (1794.3 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

