



## 19 Main Street, Ingleton, LA6 3EB Price Guide £170,000

Excellent investment opportunity in the heart of the popular village of Ingleton - a gateway to 3 Peaks country in the Yorkshire Dales. This is a key tourist destination.

Comprising a ground floor commercial unit with catering kitchen and first floor, new studio flat created upstairs as a totally separate unit 11 years ago.

The property is ideal for buyers seeking a location for their own business, with accommodation.

Alternatively, the commercial shop has most recently operated as a café/takeaway and is now being marketed at £500 PCM. The 1 bedroom flat is currently let on an AST to a happy tenant at £467 PCM. Based on these figures, a gross yield of 6.8% is available for let investors.

## Property Information

Freehold Property. Residential apartment Council Tax Band A. Shop rateable value from 1st April 2023: £5,900. All mains services. Gas central heating to apartment.

Fire Risk Assessment and Asbestos Reports in place, with new fire alarm system installed in 2023.

EPC Ratings:

Apartment EER: 52 EIR: 51

Commercial EPAR: 78

## Ingleton Location

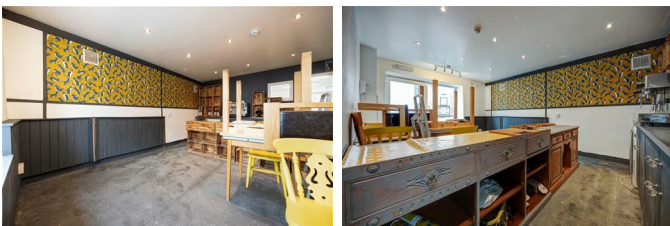
Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and an ASDA grocery store with petrol forecourt on the A65.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

## Commercial

**Trade Area 17'9" x 16'11" (5.41m x 5.16m)**



Double glazed window and door to the front aspect. Fitted counters. Under stair storage area. Vinyl flooring.

**Kitchen 14'8" x 10'6" (4.46m x 3.19m)**



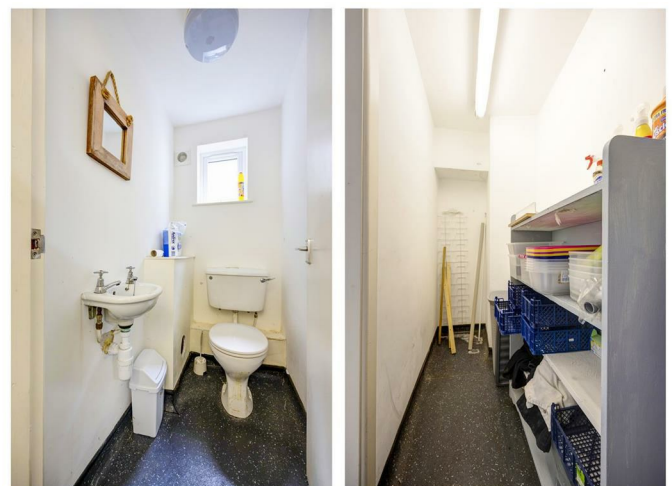
Catering kitchen with stainless steel preparation tables, double cooker with extractor over, stainless steel double sink, fridge freezer and fridge. Vinyl flooring.

**Food Prep 14'1" x 7'11" (4.29m x 2.42m)**



Food preparation or storage area, vinyl flooring, double glazed window and door to the rear.

## Cloakroom



Cloakroom with double glazed window to the rear aspect. Wash hand basin and WC. Extractor. Storage space. Vinyl flooring.

## Outside



Gated bin storage area to rear.

## Residential

### Entrance Hall

Entrance hall with double glazed door to the front aspect. Cupboard housing newly upgraded consumer unit. Carpeted stairs to first floor landing providing access to the apartment.

### Kitchen/Diner 3'10" x 11'9" (1.17m x 3.59m)



Living/kitchen area with double glazed window to the front aspect and 3 skylights. Range of wall and base mounted kitchen units. Sink and drainer. Integral oven and hob with extractor over. Large storage cupboard with plumbing for a washing machine. Feature electric fire to living area. Cupboard housing the gas central heating boiler. Vinyl flooring. Radiator. Through to:

## Bedroom



Double bedroom area with double glazed window to the rear aspect. Exposed beams and rafters. Vinyl flooring. Radiator. Access to:

### Shower Room



Shower room with light tunnel. Shower cubicle, wash hand basin and WC. Extractor. Tiled flooring. Heated towel rail.

### 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

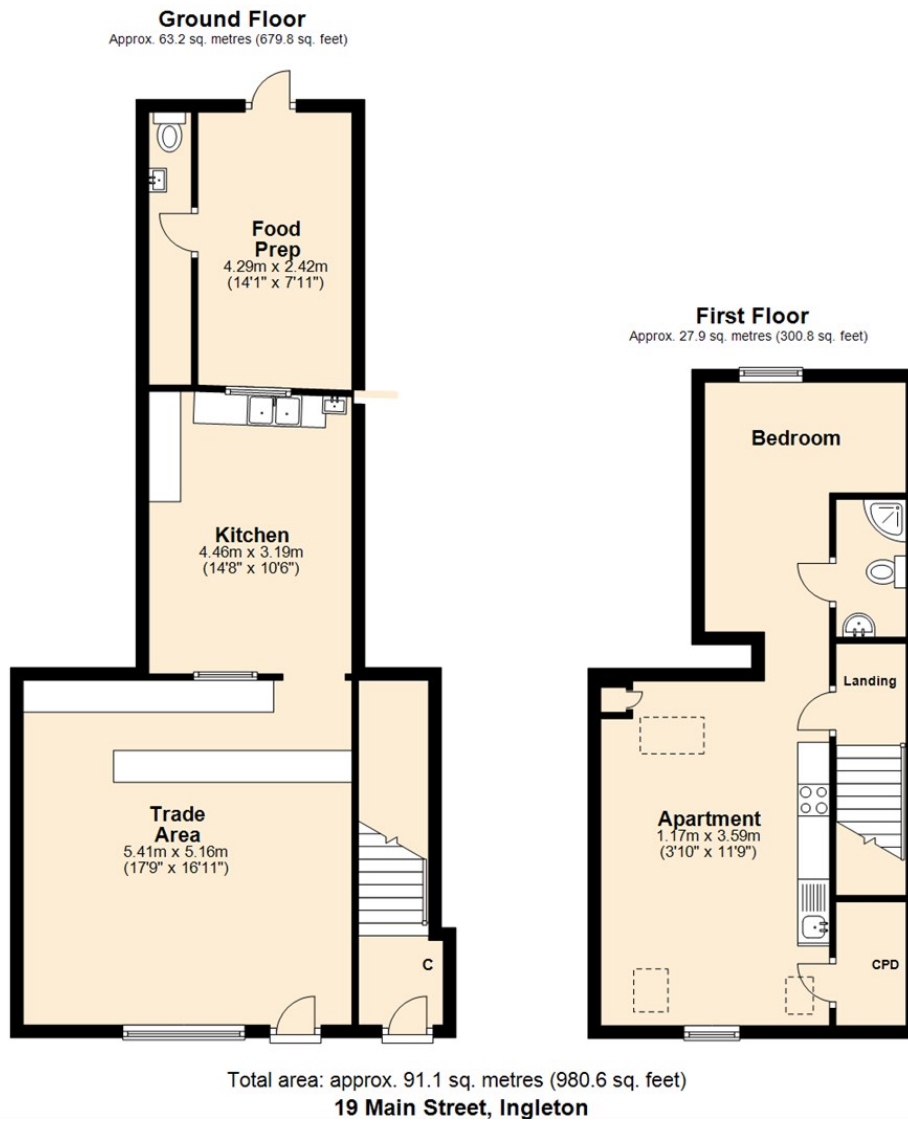
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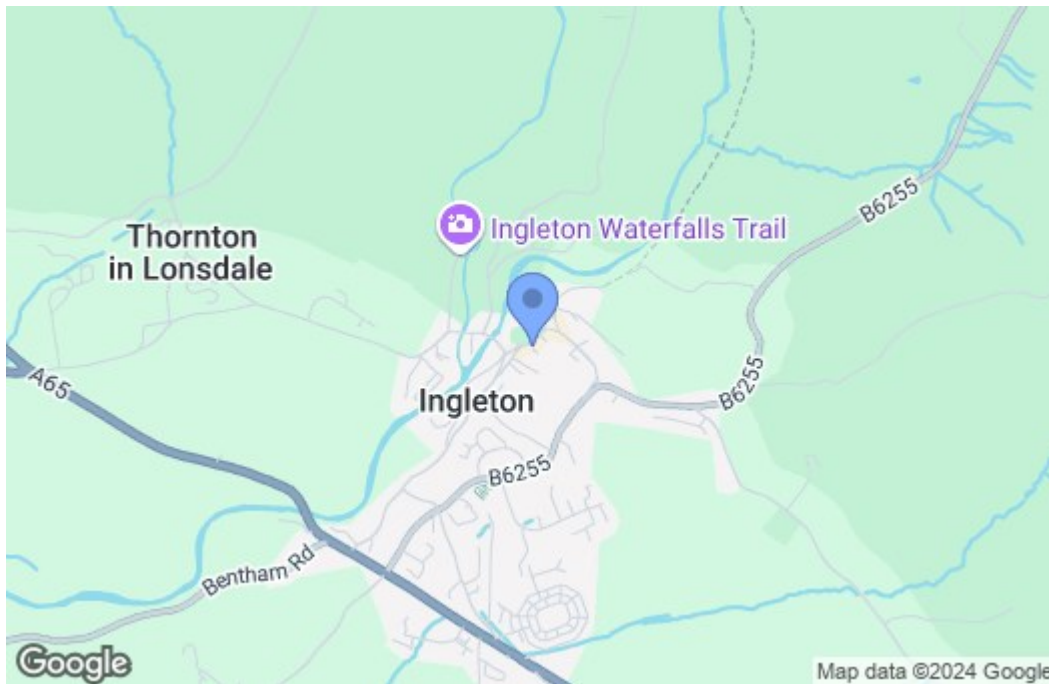
#### FLOOR PLANS

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

## Floor Plan



## Area Map



## Energy Efficiency Graph

