



Kirkby Lonsdale

£180,000

Shop, 13 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A first class investment opportunity in the centre of Kirkby Lonsdale, well known as a popular tourist destination. This grade II listed property has been thoughtfully and expertly converted from a former solicitors offices into a ground floor retail unit with a bright, fresh and contemporary layout and finish with two apartments above approached by a separate side entrance with one being one bed roomed and the other two bedrooms. Both are attractively presented being well appointed and sympathetically created using some of the existing period features and now provide extremely comfortable accommodation that can be used for permanent use or for holiday lets.



0



0



0



C



Broadband
Available



Permit
Parking Available

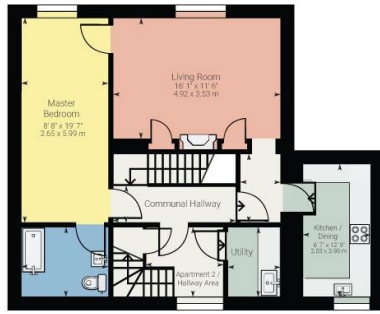
Quick Overview

Excellent business premises and is a 1st class investment.

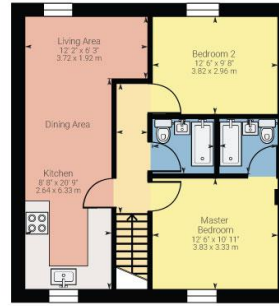
Tenanted ground floor commercial premises
Town centre location
Newly Refurbished

Property Reference: KL3273

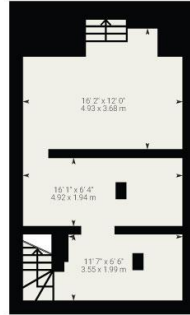
1st Floor (Apartment 1)



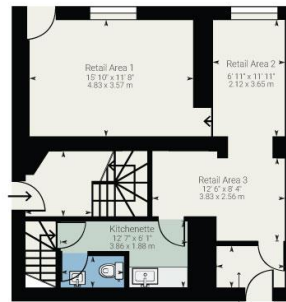
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Property Overview

The ground floor is currently used as a retail area. It is made up as three main rooms for retail, a kitchenette, a storage room, W.C. The back porch is currently used as a bin storage area and leads to the rear. The kitchenette is fitted with a range of base units with sink and mixer tap.

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for Ruskins View and Devils Bridge. The River Lune runs adjacent to the town providing a lovely circular walk for all along its banks.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

Accommodation (with approximate dimensions)

Retail Area One 15' 10" x 11' 8" (4.83m x 3.56m)

Retail Area two 6' 11" x 11' 11" (2.11m x 3.63m)

Retail Area Three 12' 6" x 8' 4" (3.81m x 2.54m)

Kitchenette 12' 7" x 6' 1" (3.84m x 1.85m)

Cellar 16' 2" x 12' 0" (4.93m x 3.66m)

16' 1" x 6' 4" (4.9m x 1.93m)

11' 7" x 6' 6" (3.53m x 1.98m) With light and power, basement for plenty of storage or potential new room.

Back Porch

Communal bin storage area with spotlights leading to the rear.

Services

Mains gas, water and electricity.

Tenure

Freehold. Vacant possession upon completion.

The ground floor which is currently let out by the current owners tenants who use the space for their business as a Leasehold. A copy of the lease is available for inspection at the office.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Request a Viewing online or Call 015242 72111