



Kirkby Lonsdale

26 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AE

Discover the perfect setting for your business in the heart of Kirkby Lonsdale. This exceptional commercial property offers a wealth of features designed to enhance your business's presence and functionality with its excellent layout, size and windows.

£14,400 Per Annum

Quick Overview

- Double Fronted Facade
- Expansive Display Windows
- High Footfall Location
- Versatile Interior Space
- Prominent Street Presence
- Ample Natural Light
- Proximity to Local Amenities
- Accessible Transport Links
- Historic Market Town Setting
- Strong Community Presence

Property Reference: KL3605



Description

Step into a bright and inviting front room, boasting a striking double fronted facade that ensures your business stands out. The expansive display windows are perfect for showcasing your products, drawing in the steady stream of foot traffic that this bustling location enjoys. With windows to both the front and rear, the space is bathed in natural light, creating a welcoming atmosphere for customers and clients alike.



The property features a high ceiling, adding to the sense of space and grandeur, while the versatile interior layout can be easily adapted to suit a variety of business needs, whether you're planning a retail shop or a professional office. Steps lead up to a rear room, offering additional space for displays, storage, or a private office area.

A door to the side aspect provides convenient access, enhancing the functionality of the space. Situated in a prime location, this property benefits from its proximity to local amenities, including popular cafes, restaurants, and other retail establishments, encouraging extended visits from customers.



Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Kirkby Lonsdale offers a truly unique living experience; whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.

Kirkby Lonsdale is also conveniently located close to a range of amenities. The town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.



The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

Accommodation (with approximate dimensions)

Front Display Room 17' 1" x 15' 4" (5.21m x 4.67m)

Rear Display Room 11' 5" x 11' 1" (3.48m x 3.38m)

Property Information

Business Rates

Current rateable value (1 April 2023 to present)
£9,300

Lease Terms

New lease negotiable in length.

Services

Mains water, drainage and electricity.

Viewings

Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate

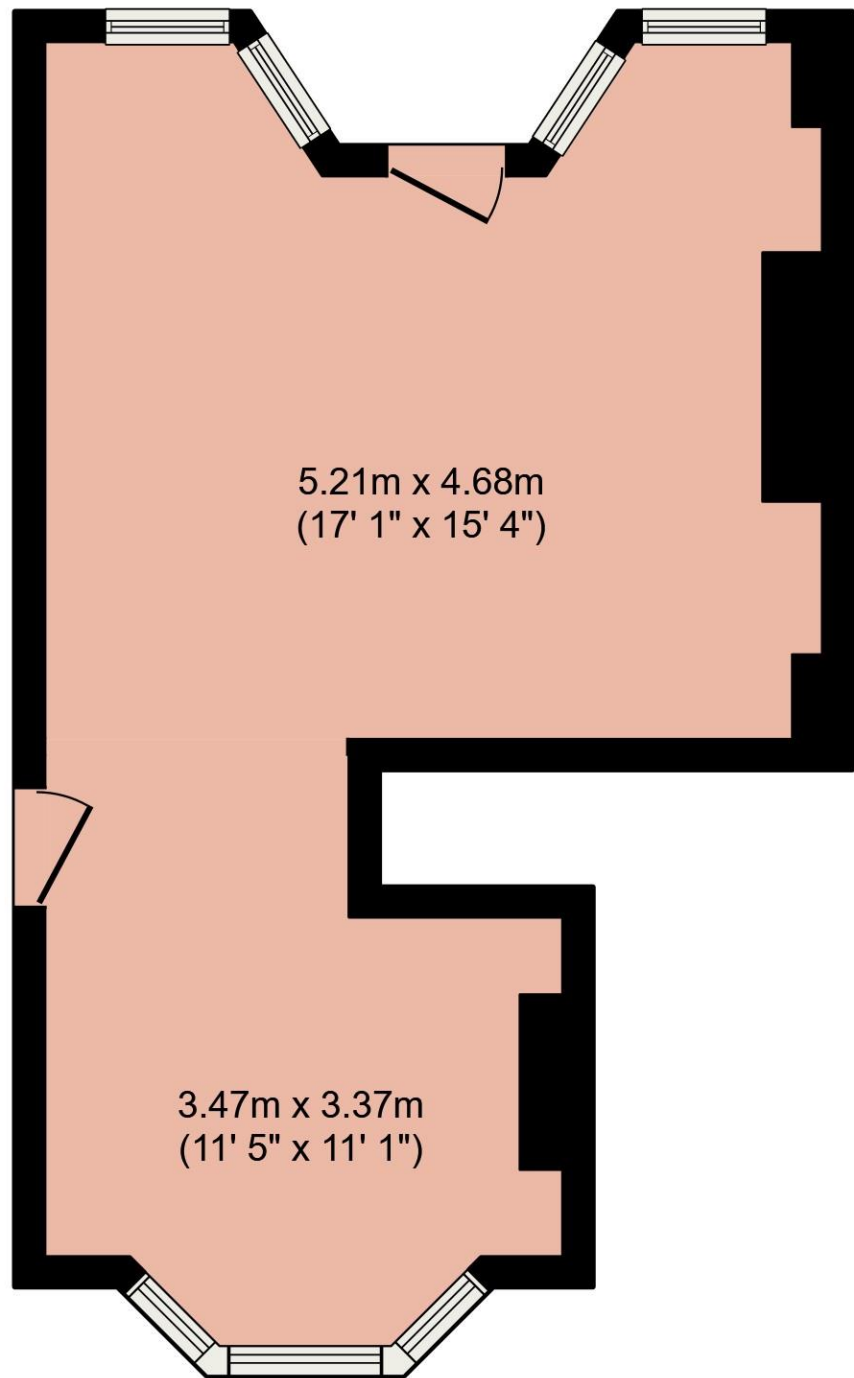
The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words

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Main Street, Kirkby Lonsdale



Total floor area 33.9 sq.m. (365 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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