





9 New Road

Kirkby Lonsdale, LA6 2AB

An excellent investment opportunity with this Grade II Listed stone built property offering a generously proportioned ground floor and basement retail unit with two, one bedroomed holiday apartments over the first and second floors. Situated within the heart of the conservation area and enjoying a prominent position this attractive property is one not to be missed.

Quick Overview

- Excellent Investment Opportunity
- Ground Floor Shop
- 2 Holiday Let Apartments
- Within the Popular Market Town of Kirkby Lonsdale
- Freehold
- Grade II Listed
- Newly Refurbished



Location

From Market Square proceed up New Road and entrance to 9 New Road is on your right.

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 John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

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 so popular Lakes District National Park.

Retail Area

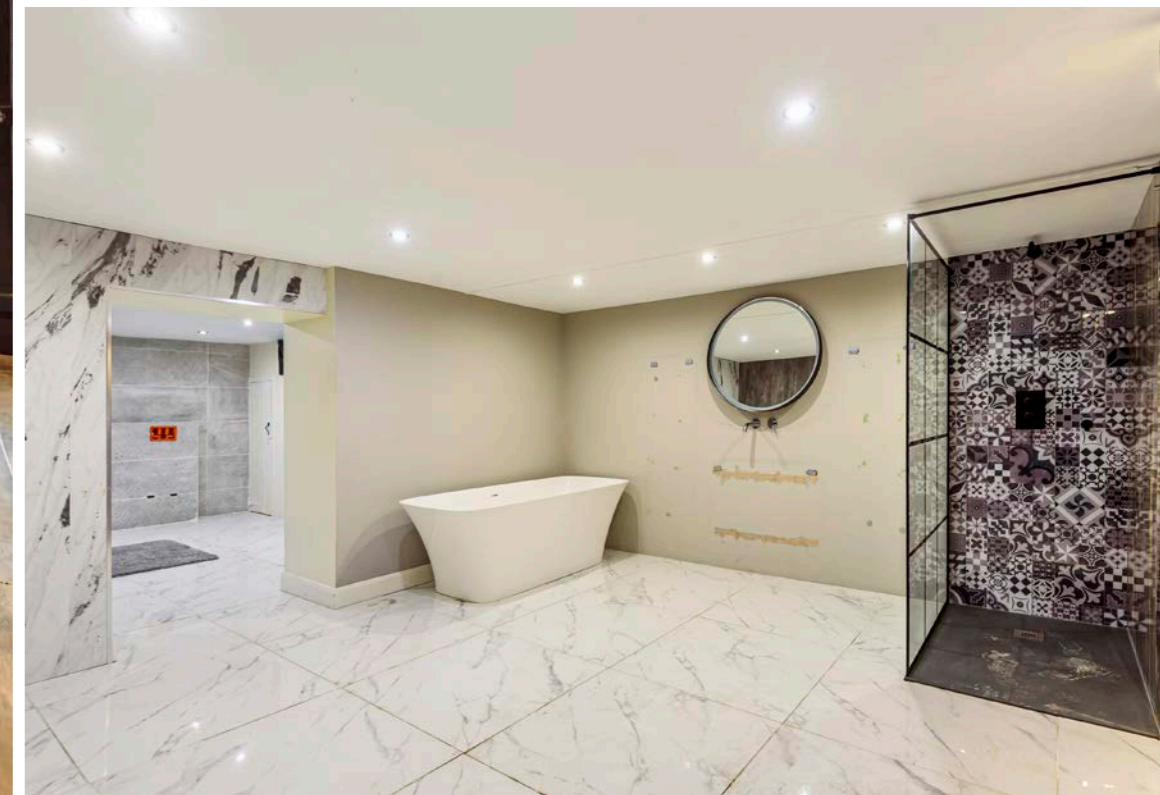
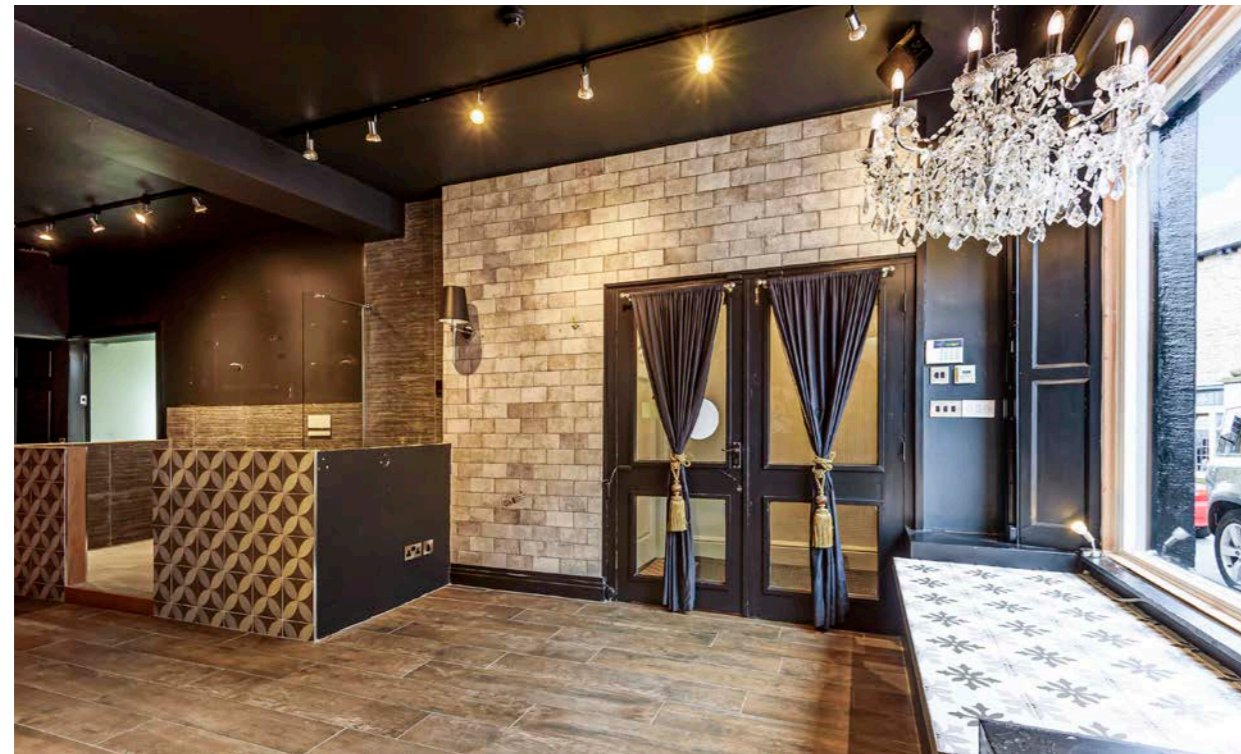
Step inside the entrance into the impressive high ceiling hallway. To the left you enter the retail area, which benefits from a prominent glazed frontage looking onto New Road, right in the heart of this popular market town. Formally a bathroom showroom, the space offers excellent open plan space over both ground and basement levels and would be suitable for a variety of different business types. At the rear there is a kitchenette with base units and stainless steel sink, with a door leading to the rear patio garden.

Specifications

Lower Ground Floor Office
27' 0" x 15' 1" (8.23m x 4.60m)

Ground Floor Shop
28' 5" x 14' 11" (8.66m x 4.55m)

Ground Floor Utility
7' 3" x 6' 9" (2.31m x 2.06m)





Apartment One

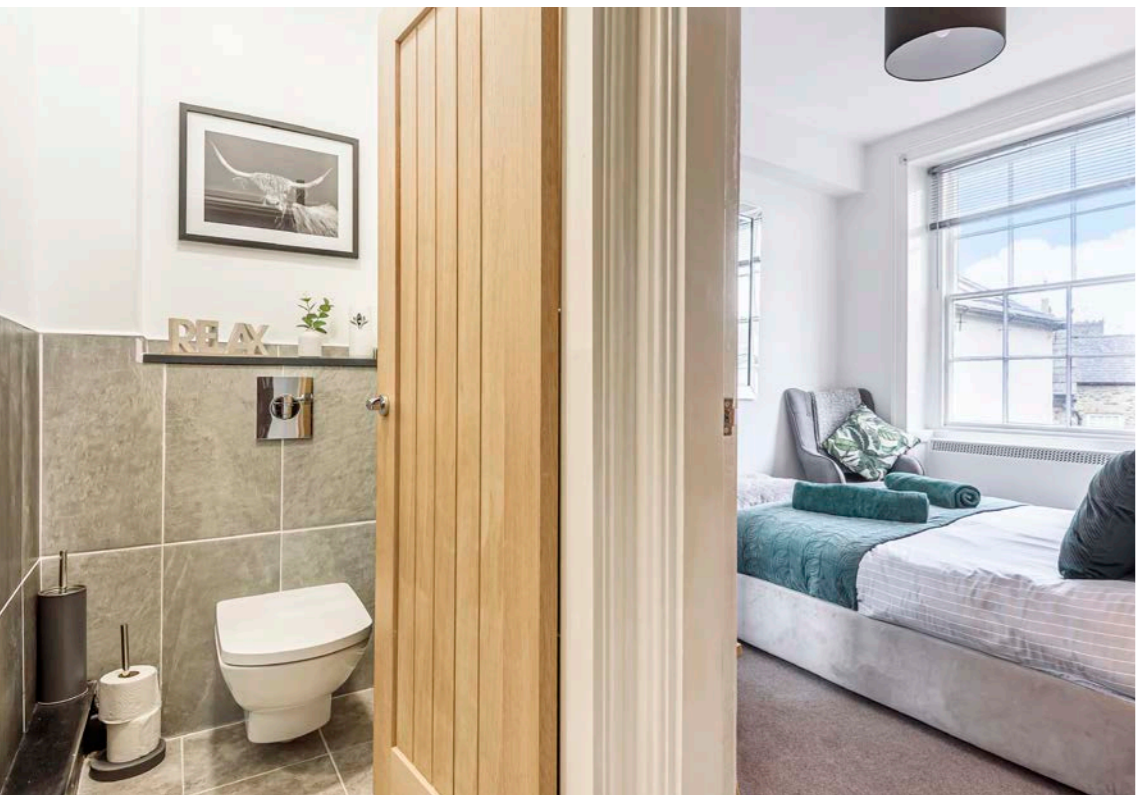
Specifications

Kitchen / Dining Room
15' 5" x 10' 7" (4.70m x 3.23m)

Bedroom
10' 3" x 9' 2" (3.12m x 2.79m)

Returning to the entrance hall, steps lead up to the flats. The first apartment incorporates; double bedroom, showerroom and an open plan living/kitchen/dining area.

The entrance hall has an excellent storage cupboard and space to hang coats. Through the double doors you enter into the beautiful, newly refurbished kitchen/living/diner. With natural light filling the room from the large window to the front aspect. The kitchen is fitted with a range of modern wall and base units, complementary worktops and all the appliances one could need. The bedroom is light and bright and has fitted wardrobes. The bathroom is part tiled with a three piece suite, comprising shower, WC and sink with LED Illuminated Bathroom Mirror.



Apartment Two

Ascend to the second floor, to a light-filled landing from the wonderful high ceiling and windows. The second apartment consists of a Mezzanine double bedroom, luxury bathroom, kitchen and living room.

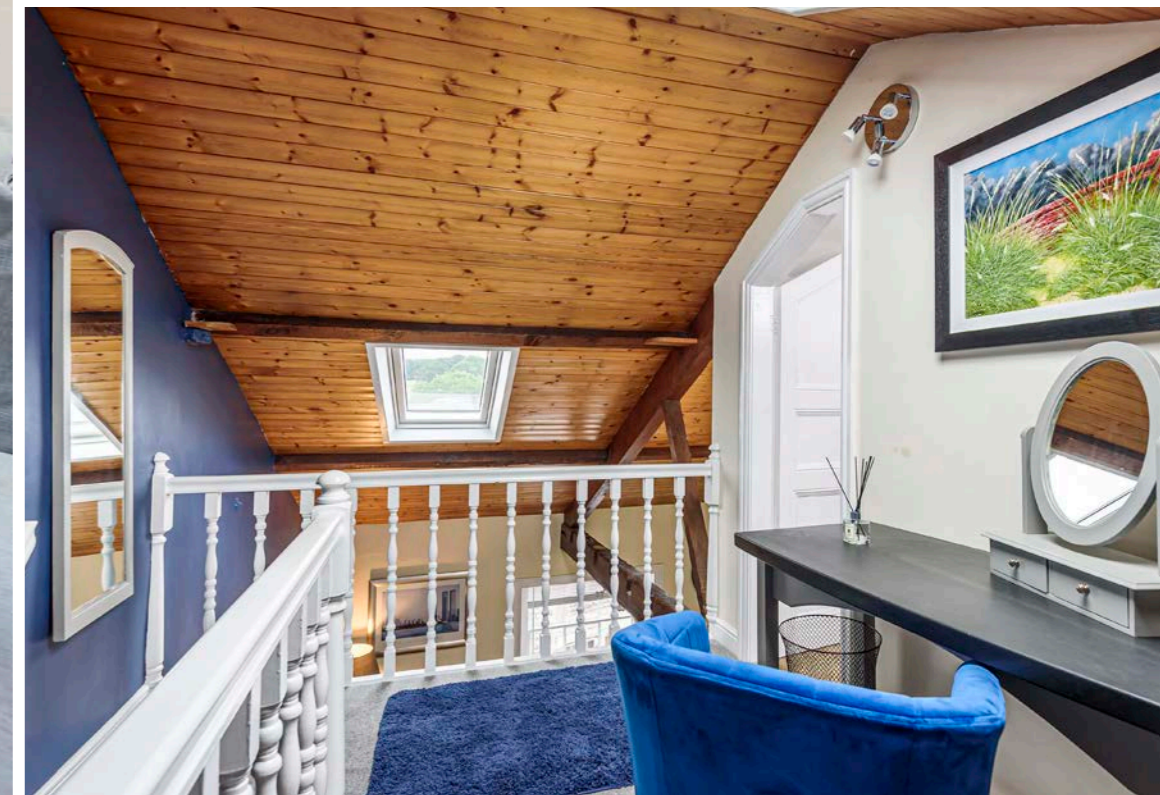
The entrance hall has a useful under stairs cupboard and open staircase to the top floor, on the right is the kitchen that has recently been fitted with attractive wall and base units and a whole range of appliances. The bathroom is elegantly equipped to relax and unwind with a bath and shower head over. Follow on through to the well proportioned living room with plenty of space for two settees to sit around the fireplace and having space for a dining table too. Accessed off the entrance hall is the Mezzanine overlooking the living room, with a perfect dressing area also benefiting from plenty of eaves storage and tucked away is the double bedroom.

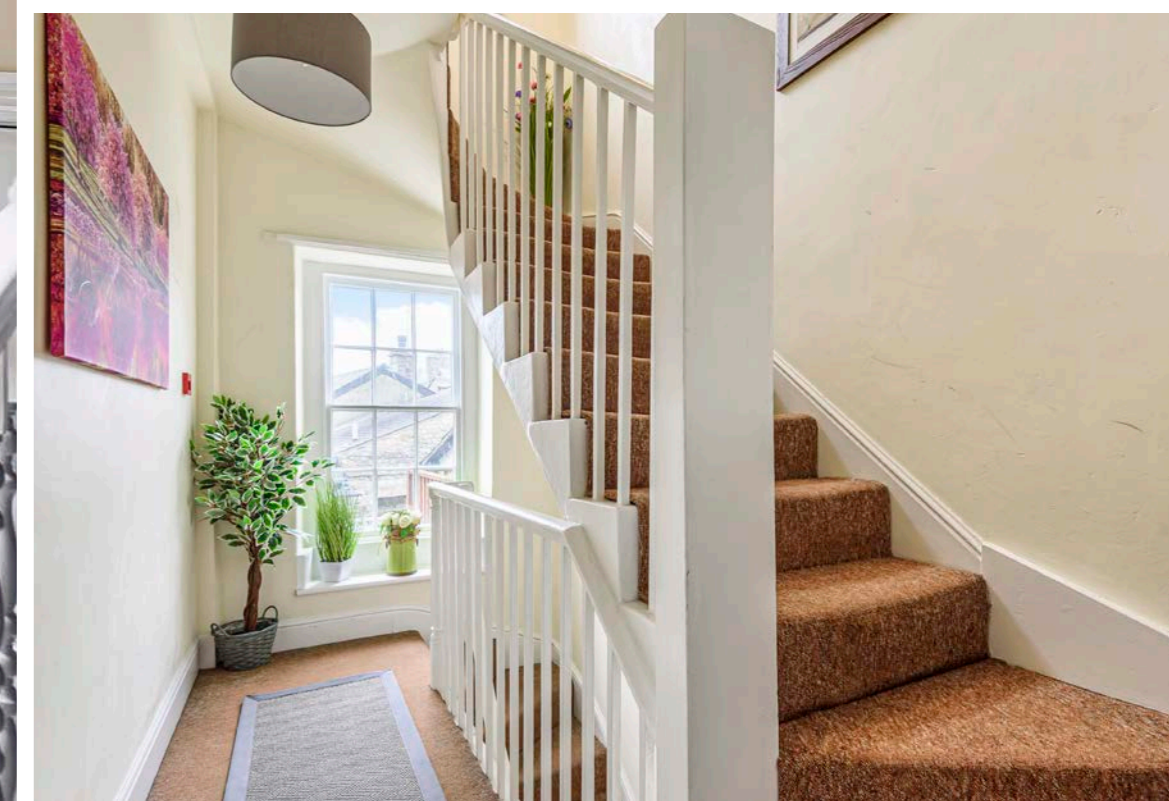
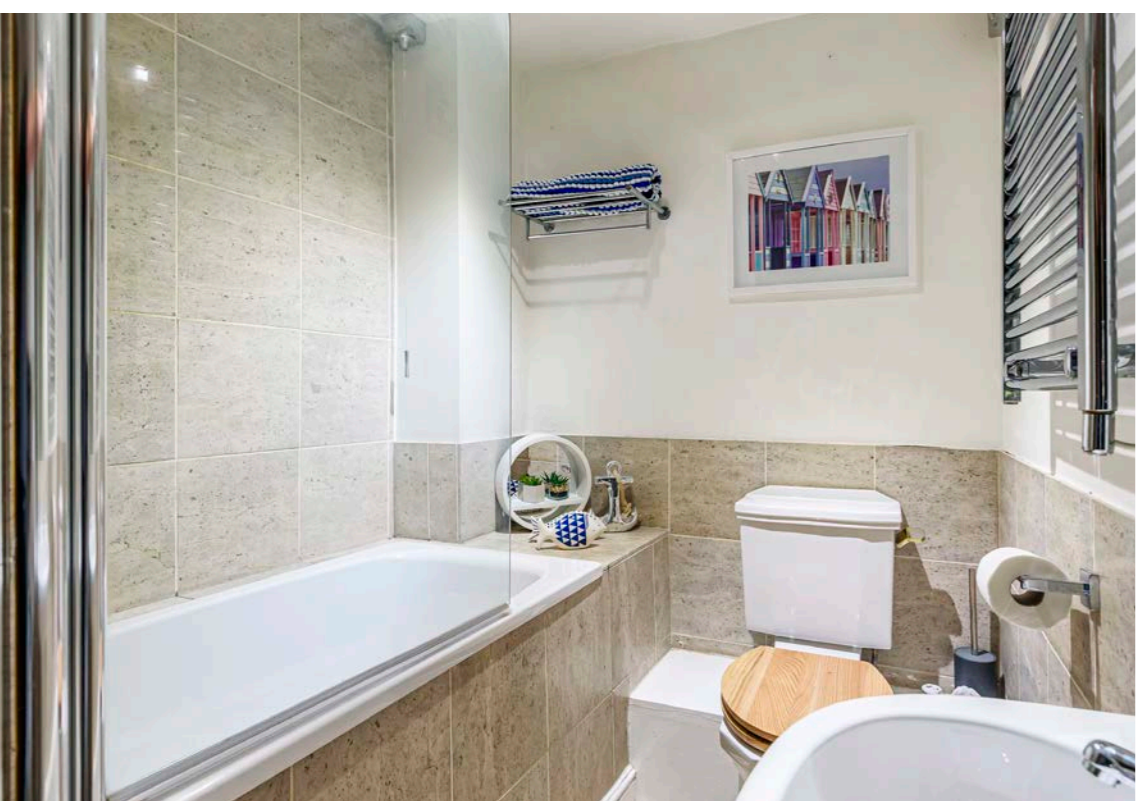
Specifications

Living Room
15' 5" x 13' 8" (4.70m x 4.17m)

Kitchen
9' 3" x 7' 7" (2.82m x 2.31m)

Bedroom
11' 10" x 7' 6" (3.61m x 2.29m)





Outside

The property benefits from a private rear patio garden and outdoor toilet.

Important Information

Services:

Mains electricity, mains water, mains drainage.

Energy Performance Certificate:

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

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Office.

Council Tax Band :

Small business rates relief may be available

Tenure:

Freehold

What3Words:

///bandwagon.promotes.employ

New Road, Kirkby Lonsdale, Carnforth, LA6

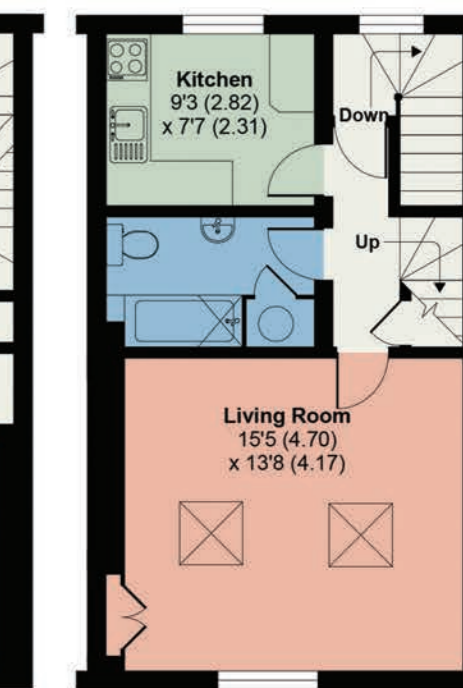
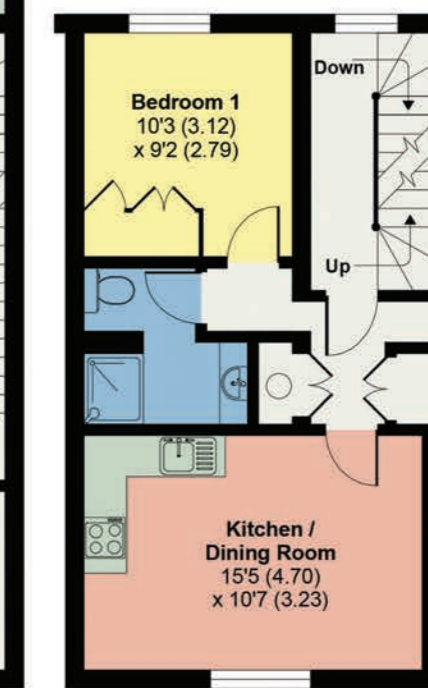
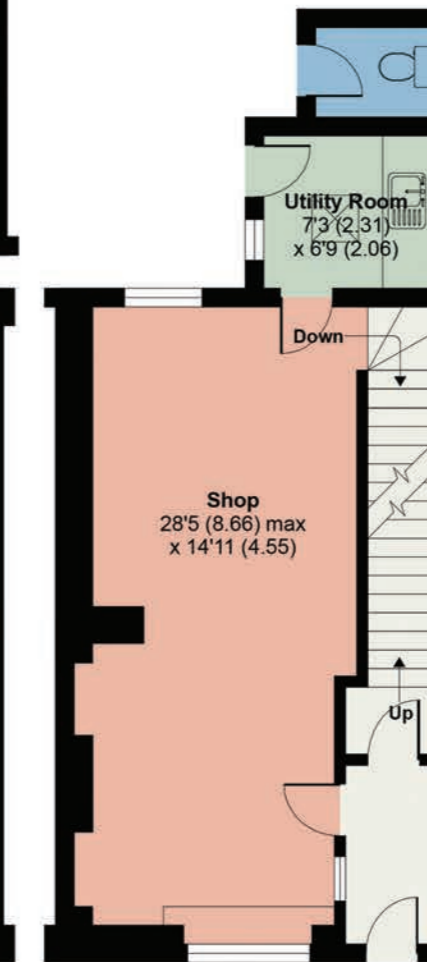
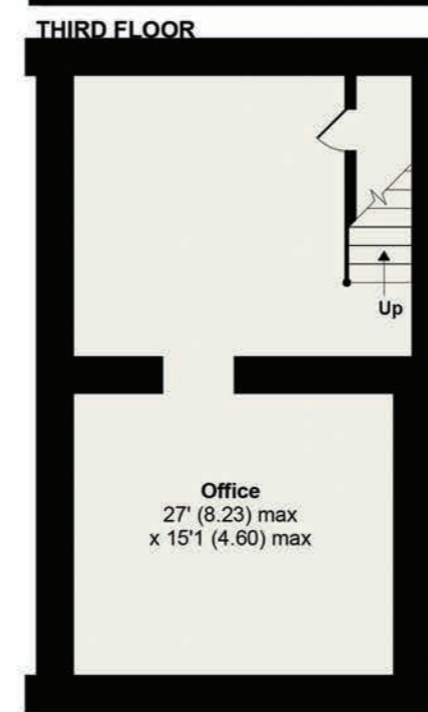
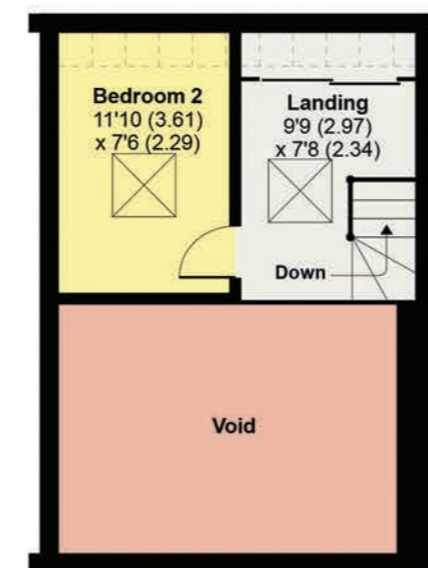
Approximate Area = 2042 sq ft / 189.7 sq m (excludes void)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 2065 sq ft / 191.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hackney & Leigh, REF: 877973

The logo for Hackney & Leigh, featuring the company name in white text on a red rectangular background. The ampersand is stylized.

HACKNEY
& LEIGH

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Lonsdale office:

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