

14 MAIN STREET

£395,000

Kirkby Lonsdale, LA6 2AE

Situated within the award winning Lune Valley market town, a substantial three story stone and slate former Victorian town house currently with retail space on the ground floor and a maisonette above used for holiday lets.

Spacious accommodation with tall ceilings and windows, the ground floor retail unit is currently used as a hair salon with two rooms, kitchenette, cloakroom and cellar storage. The first and second floor apartment is currently used as short term holiday let with sitting room, kitchenette, three bedrooms and a shower room, accessed via an external spiral staircase. To the rear is a private gated courtyard.

Looking to establish your own business in Kirkby Lonsdale, this is an exciting opportunity located on the main thoroughfare.





Welcome to **14 MAIN STREET**

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Here's our **TOP TEN** reasons to love 14 Main Street:

1. **As it stands** - dating back to 1876, No. 14 is a substantial Victorian former town house with some character features as well as tall ceilings and windows.
2. **Spacious accommodation** set over four floors with an overall gross internal area of c. 2583 sq (240 sq m).
3. **Over the years**, the property has been used for commercial purposes - retail with storage and prior to this, as offices.
4. **Current use** - the ground floor (gross internal area of c. 1162 sq ft [108 sq m]) this also includes the cellar) is used as a hair salon. The open plan space is split into two with large display window to the front. There is also a room to the rear with external access, as well as a **kitchenette** and two piece **cloakroom**.
5. **Cellar space** - stone steps lead down to a good-sized cellar with flag floor, providing excellent storage.
6. **Holiday let** - planning consent was granted by South Lakeland District Council, *reference: SL/2022/1034, dated 24 February 2023 for 'Interior refurbishment of 1st and 2nd floors including change of use from office (Use Class E) to short-term holiday let accommodation (Use Class C1)*. Access to the maisonette is via a spiral staircase at the rear. Set over the first and second floors with a gross internal area of c. 1421 sq ft (132 sq m) there is a generous **sitting room** with oak floor and fireplace with built-in-cupboards either side, **kitchenette** with base and wall units, built-in store cupboard and a leafy outlook, double **bedroom 1** with inset shelving and lovely rooftop views and a contemporary three piece **shower room**. The staircase continues to the second floor with **two further double bedrooms** and a store cupboard.
7. **Outside space** - to the rear is a private cobbled courtyard - this can be accessed from one of the rear ground floor rooms. There is also shared access via Main Street down the side of the property.
8. **An award winning market town** - Kirkby Lonsdale is situated within the immensely scenic Lune Valley and is convenient for both the Lake District and the Yorkshire Dales National Parks as well as the Forest of Bowland and Silverdale/Arnsdale, both National Landscapes.
9. **Everything is on your doorstep** - this popular destination market town offers a range of local amenities with a selection of restaurants, cafes and pubs, independent shops, a Booths supermarket, Boots Chemist as well as churches, a bank and a post office.
10. **Travelling further afield** - J36 of the M6 is 6.1 miles (for travelling north) with J34 14.4 miles (for travelling south), Oxenholme Train Station 9.8 miles (direct train to London Euston, Manchester, Glasgow and Edinburgh), Kendal 13.8 miles (Gateway to the Lakes), Lancaster 17.0 miles and Manchester airport 71.4 miles (for jetting off).



You'll need to know...

- Mains electric, water and drainage
- Electric storage and panel heaters
- A combination of single glazed sash and double glazed windows
- Planning and Local Authority - Westmorland & Furness Council W: www.westmorlandandfurness.gov.uk
- The flat is banded B for Council Tax purposes with the Rateable Value of the ground floor was £19,750 from 1 April 2023 to 1 May 2024. Further information available from Westmorland & Furness Council.
- Freehold, with vacant possession on completion

To find the property - approaching Kirkby Lonsdale from the west along the A65, continue straight ahead at the Booths roundabout and take the next turning on the left onto Main Street. No. 14 can be found on the left hand side approximately half way along.

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Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Short Term Holiday Let = 132 sq m / 1421 sq ft

Commercial and Cellar = 108 sq m / 1162 sq ft

Total = 240 sq m / 2583 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146294)



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