

15 MAIN STREET

£300,000

Kirkby Lonsdale, LA6 2AQ

Dating back to the late 1700's, a four storey stone and slate mid terrace property enjoying some lovely far reaching views towards Ingleborough to the rear.

Currently a suite of offices with reception, meeting room, two spacious design studios, one with a mezzanine, two kitchenettes, a cloakroom, three piece shower room and useful cellar room, the property provides excellent business and retail opportunities. There is also the potential, with the relevant planning consents, that the property could be converted into a residential town house or maybe office/retail space on the ground floor with a two storey maisonette for permanent occupation or holiday let. There is also a divorced garden and a small outhouse to the rear.

Situated within the heart of this ever popular and highly accessible Lune Valley town.





Second floor office with mezzanine

Welcome to **15 MAIN STREET**

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Here's our TOP TEN reason to love 15 Main Street:

1. **As it stands** - dating back to the late 1700's, a mid terrace stone and slate property, laid over four floors with a gross internal area of 1443 sq ft (134.1 sq m excluding the cellar).
2. **Looking to establish your own business in Kirkby Lonsdale** - offering excellent and varied opportunities, No. 15 is currently a suite of offices/design studios (use Class E). Located on the main thoroughfare, it is ideally positioned.
3. **Potential** - with the relevant planning consents, the property could be converted into a residential town house or maybe, office/retail space on the ground floor with a two storey maisonette for permanent occupation or holiday let.
4. **Come on in** - the reception area has a large picture window creating a light, bright and welcoming space. A hall, with large store cupboard, provides access to the cellar. An inner hall has a kitchenette and meeting room off and with external access, there is a rear hall with a two piece cloakroom. The staircase leads to a spacious first floor landing and into a large open plan office space with understairs cupboard. The staircase continues to the spacious second floor, being part open to the apex with kitchenette and separate three piece shower room. An open riser pine staircase leads to a mezzanine with large skylight window.
5. **Providing excellent storage** with access from the hall, stone steps lead down to a useful cellar room, c. 146 sq ft (13.6 sq m) with stone benches.
6. **Outside space** - a shared path leads to a rear yard and divorced garden area (see sale plan). There is also a small stone and slate outhouse. Please note there is no private parking.
7. **Splendid east facing views** to the rear across rooftops towards Leck Fell and Ingleborough in the distance from the first and second floors.
8. **A sought-after Cumbrian market town in a Conservation Area**, Kirkby Lonsdale has an excellent range of local amenities - independent shops, restaurants and pubs, a bank, churches, post office, primary and secondary schools, florists as well as a Booths supermarket, Boots Chemist, doctor's and dentists' surgeries and opticians.
9. **Excellent access to the great outdoors** - Lune Valley, Yorkshire Dales, Lake District and two National Landscapes (Silverdale/Armside and the Trough of Bowland) formerly known as AONBs, so in whichever direction you head for a walk, run, climb, sail or cycle, it's all beautifully accessible.
10. **Travelling from A to B** - there is easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to London Euston, Manchester, Glasgow and Edinburgh.

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. 15 can be found on the left hand side approximately half way along. *///what3words reference: isolating.fake.revision*



Useful information

- Mains electricity, gas, water and drainage
- Gas central heating (boiler not currently working)
- Double glazed windows in timber frames
- Broadband connected
- Security alarm
- Planning and Local Authority - Westmorland & Furness Council
W: www.westmorlandandfurness.gov.uk
- Current ratable value - £9,300 (1 April 2023 to present)
- Freehold, with vacant possession on completion
- No. 15 has a vehicular and pedestrian right of access through the arch off Market Square, however there is no parking available.
- The neighbours, Nos. 11 and 13, have a vehicular and pedestrian right of way over the yard to the rear.

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.



First floor office

15 Main Street, Kirkby Lonsdale, LA6 2AQ

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft

Cellar = 13.6 sq m / 146 sq ft

Mezzanine = 11.8 sq m / 127 sq ft

Total = 147.7 sq m / 1589 sq ft

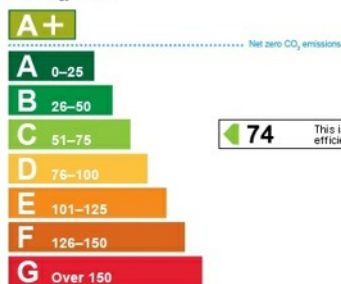


Sale plan - not to scale.
 For illustrative purposes only.



Energy Performance Asset Rating

More energy efficient



74 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

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