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Market Place
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"For Sales In The Dales"



Unit B, 22 Market Square, Kirkby Stephen

- Four Storey Building In Market Place Location
- Flexible Commercial & Residential Space
- Good Ground Floor Shop Space
- Accommodation On Second & Third Floors
- Storage Cellar
- Partially Renovated
- Unique Opportunity To Purchase A Mixed Use Property
- Great For Further Development/ Investment

Postcode: **CA17 4QT**

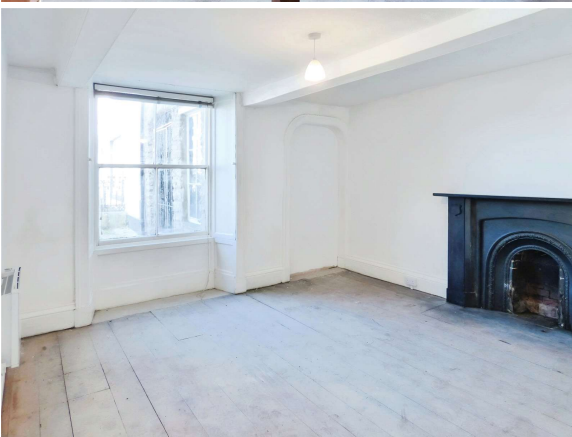
Tenure: **TBC**

Council Tax Band: **TBC**

Energy Efficiency Band: **C**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £150,000 - £175,000



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22 Market Square offers a unique opportunity to purchase a commercial premises with flexible accommodation in the centre of Kirkby Stephen.

The property sits in the corner of the market square of this bustling market town. The premises has been a former bank with the original stone vault remaining and more recently a book shop and solicitors office.

Kirkby Stephen is an active market town on the edge of the Westmorland Dales section of the Yorkshire Dales National Park, being its North-West gateway. The town is just 5 miles from the A66 and 10 miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Barnard Castle, Appleby and the Lake District. The scenic Settle to Carlisle Railway is on the doorstep and the busy Coast to Coast national footpath runs through the town. Kirkby Stephen has highly regarded primary and grammar schools as well as a good range of shops, restaurants, pubs, church, chapel and doctors surgery. There is still a weekly outdoor market and an agricultural auction mart.

The property has recently been semi-renovated by the current seller, works completed have included re-wiring, new electric heaters and some re plastering. The remaining work has been intentionally left to be finished by the purchasers, depending on their intentions with the building.

22 Market Square offers a great deal of flexibility over four floors. There is a stone porch to the front leading to two large commercial rooms, both with feature fireplaces and sash windows. On the first floor there are two further rooms which could be used as offices or reception room and further reception room/bedroom. The second floor has an extensive landing with storage and two further rooms. One is a very large bedroom/ensuite and another bedroom.

The cellars are accessed via a hatch and staircase from the ground floor, the cellars provide great storage.

22 Market Square is a great opportunity to establish a business with onsite accommodation and equally a good investment opportunity.

Ground Floor

Front Porch Victorian tiled floor. Double wooden doors to. Window to side. Part glazed door.

Room One Exposed floorboards. Panelled walls. 2 hanging down lights. Emergency lighting. Marble fireplace with black cast and tiled inner. Tiled hearth. Built in cupboard and shelves. New electric heater. Stairs to first floor. Window to front and two side windows.

Room Two Exposed floorboards. New electric heater. Cast iron fireplace. Sash window to the front. Built in cupboard space. Electric box. Access to cellar.

Cellar Access via a hatch from Room Two. Access via metal staircase.

Cellar Room One Flagged floor. Stone shelving and meter box. Coal store. Three light switches. Light bulb hanging down. Door to Cellar Room Two.

Cellar Room Two Flagged flooring. Shelving. Night storage heater. Hanging down light. Door to the fault.

Cellar Vault Old vault from a former bank. Concrete flooring. Curved stone low ceiling. Light.

First Floor

Landing Exposed floorboard. Staircase. Leads to two rooms and stairs leading to top floor. Smoke alarm. Emergency lighting. Hanging light with shade.

Living Room 2/Bedroom 1 Second reception room or double bedroom. Hanging light. Exposed floor boards. Built in shelving. New electric heater. Window to front and to side.

Living Room / Kitchen Exposed floor boards. Telephone point. Feature cast iron fireplace. Shelving. Arched recess. New electric radiator. Sash window to the front overlooking Market Square.

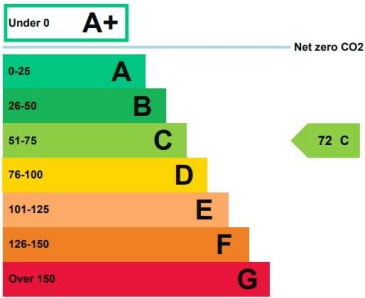
Second floor

Landing Generous size landing area. Exposed floor boards. Eaves storage cupboards. Smoke alarm. Hanging light. Window overlooking the Market Square.

Bedroom 2 / Bathroom Good size room, could create a en suite bedroom. Exposed floor boards. Apex ceiling with exposed timbers. New electric radiator. New toilet and vanity sink. Dormer window to the market place and a window

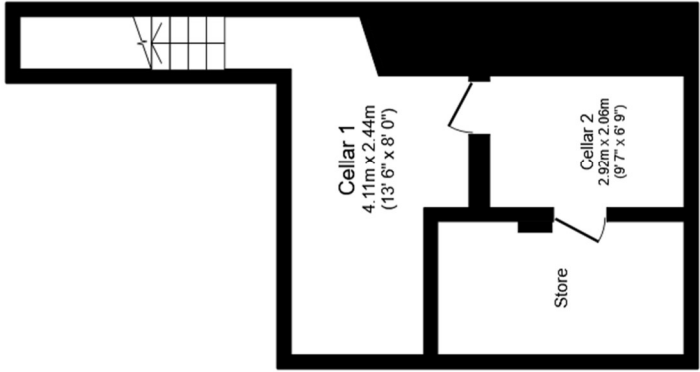
Energy rating and score

This property's energy rating is C.



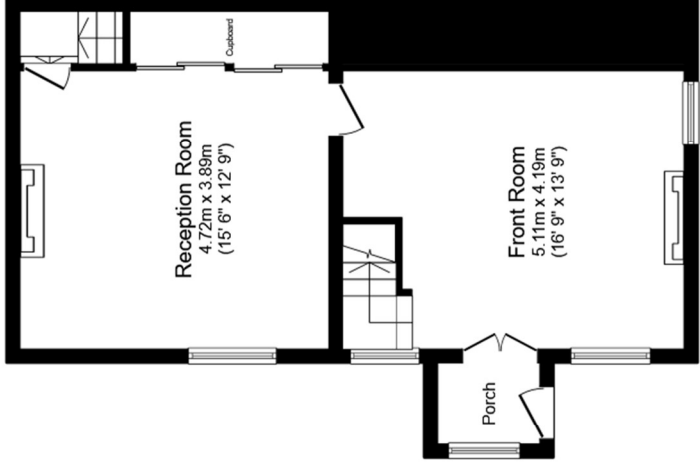
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.





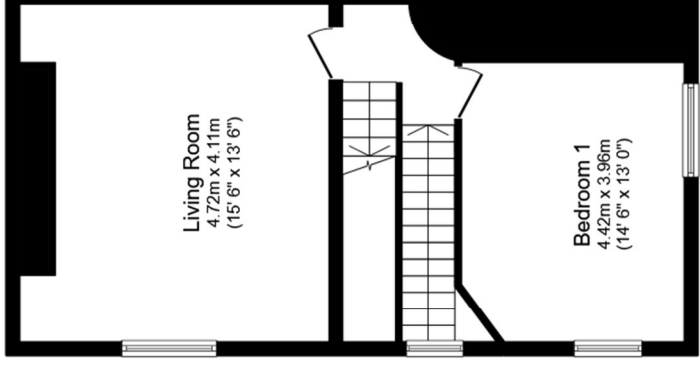
Cellar

Floor area 33.0 m² (356 sq.ft.)



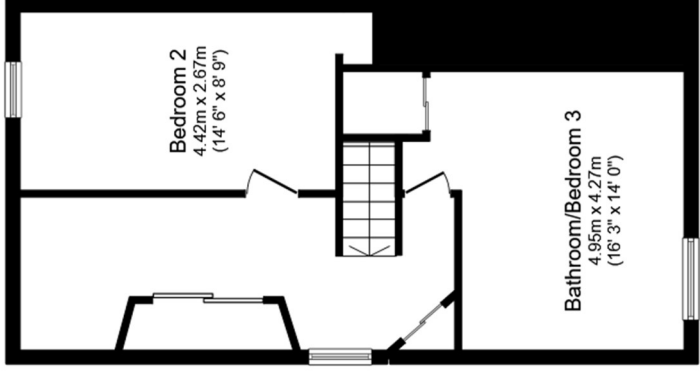
Ground Floor

Floor area 52.6 m² (566 sq.ft.)



First Floor

Floor area 50.3 m² (542 sq.ft.)



Second Floor

Floor area 50.4 m² (542 sq.ft.)

TOTAL: 186.4 m² (2,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io