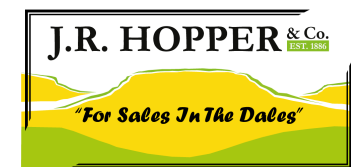




Horseshoe Fish & Chip Shop, Kirkby Stephen

Guide Price £200,000 - £230,000



Key Features

- Prime Freehold High Street Premises
- Ideal Restaurant Or Shop
- Ground Floor Totalling 1650 SqFt
- Two Bed First Floor Flat (650 SqFt)
- Ample Parking
- Trading Under VAT Threshold
- Modernisation Required
- Multiple Uses
- Ideal Investment Or Business Opportunity



The premises is located on the edge of the Yorkshire Dales National Park and in close proximity to the Lake District. Kirkby Stephen is a popular market town with a wealth of activities to do and see and has good access links to A55, M6 and A1 and easy access to Yorkshire Dales and the Lake District.

The business is profitable and has had an excellent business history. The current owners have run this family business for 60 years and for personal reasons are open with reduced opening hours and therefore not running to full potential.

There is a two bedroomed, first floor apartment with a living room and kitchen with separate access from the ground floor vestibule.

On the ground floor is an attractive bow fronted shop with counter, waiting area and dining room. To the rear there is an additional seating area, large kitchen, potato/preparation room, storage room and toilets.

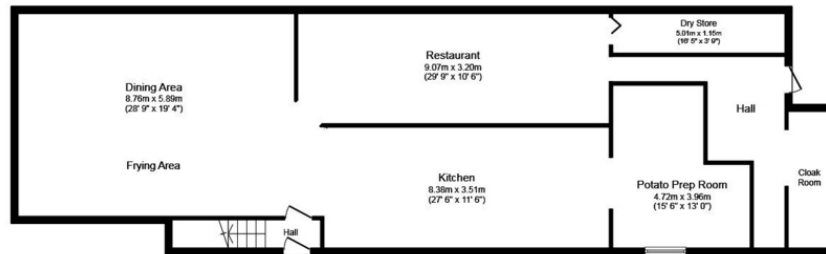
Outside, to the rear of the property, there is access across the yard for deliveries. The property is accessed at the front from Kirkby Stephen main street and also from the rear at Faraday Road. The vendors own both front and rear access's and the yard, however neighbouring properties also have right of way over both to unload.

Excellent business opportunity for owner occupiers or investment property. Viewing is essential to appreciate and strictly by appointment only.

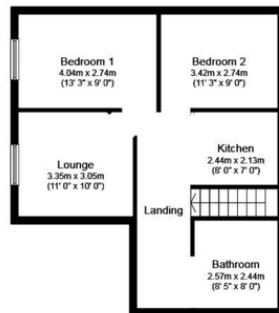








Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Tenure Type: Freehold

Council Tax Band:

Council Authority: Westmorland & Furness Council

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