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"For Sales In The Dales"



45, North Road, Kirkby Stephen

- Grade II Listed Commercial Premises In Prime Tourist Location
- Spacious Ground Floor Shop
- Large Display Window
- Storage Room With Small Kitchen
- Staff W/C
- Chain Free
- Immaculate Condition
- Immediate Availability

Postcode: **CA17 4RE**

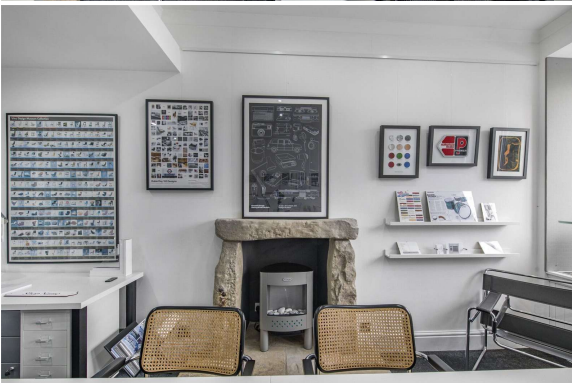
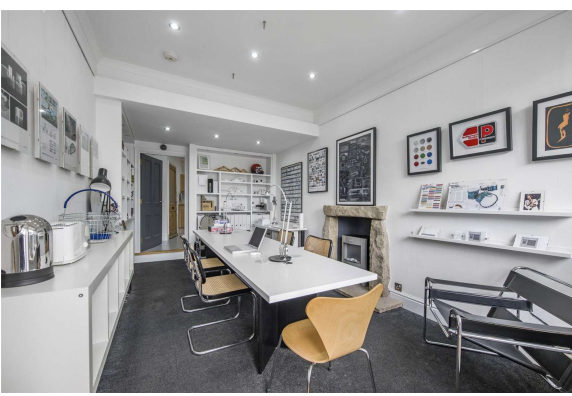
Tenure: **Freehold**

Business Rates Apply

Energy Efficiency Band: **EPC Exempt**

Local & Planning Authority:
Westmorland & Furness Council

Guide Price: £75,000 - £100,000



Located in the vibrant market town of Kirkby Stephen, 45 North Road presents an excellent opportunity to acquire a well-positioned commercial property. Situated just a short stroll from the town's central Market Square, the premises enjoy a prominent location with high levels of pedestrian traffic and strong visibility.

Kirkby Stephen serves as the north-western gateway to the Westmorland Dales section of the Yorkshire Dales National Park. This thriving town benefits from a strategic location approximately 5 miles from the A66 and 10 miles from Junction 38 of the M6 motorway, offering convenient access to Kendal, Penrith, Barnard Castle, Appleby, and the Lake District. The renowned Settle to Carlisle Railway runs nearby, and the popular Coast to Coast walking route passes directly through the town.

The town offers a wide range of amenities, including well-regarded primary and grammar schools, a health centre, a large variety of independent businesses including shops, cafes, restaurants, traditional pubs, places of worship, two petrol stations and a weekly outdoor market and an agricultural mart. There is a good liaison between many of the businesses for planning local events, news updates etc. A Tourist Information Centre is in the Market Square and there is a free car park with charging point in Silver Street, a few hundred yards from the property.

The property at 45 North Road was extensively renovated by the current owners in 2001 and shop front restored to its original Victorian appearance. Previously run as an antiques and interiors shop for 12 years and more recently as an architect's office. It is presented in immaculate condition and features a spacious and versatile open-plan retail area, ideal for a range of commercial uses. It benefits from a large display window providing excellent street frontage and merchandising potential.

To the rear, there is a useful second room/storeroom with a small well-fitted kitchen including a small fridge and a separate staff W/C.

Currently operating as an architect's office, the property lends itself to a variety of alternative uses, subject to the necessary consents.

This is a rare opportunity to acquire a flexible commercial unit in a sought-after and high-footfall location within this busy and picturesque market town.

Shop Floor Spacious & bright shop floor. Fitted carpet. Downlights. Stone fireplace currently housing modern electric stove. Built in shelving. Electric storage heaters. Large display window with storage beneath.. External glazed door to front.

Storeroom/Kitchen Good sized store room with small fitted kitchen. Non slip flooring. Downlights. Range of wall and base units with solid wood worktop. Ceramic Belfast sink. Electric storage radiator. Window to side of property.

W/C Tiled flooring. Down lights. Built in storage cupboards. W/C. Wash basin. Heated towel rail.

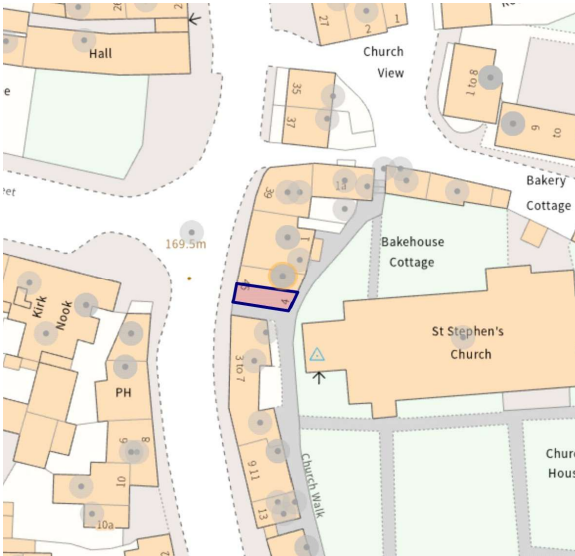
Agents Notes Mains electric, water & drainage.

Electric storage heaters and electric water heater.

Flood Risk: Very Low

Conservation Area: Kirkby Stephen

Broadband: Basic 17 Mbps
Superfast 80 Mbps



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.

