



2 & 3 Waltons Yard Market Square | | Kirkby Stephen | CA17 4QT

Guide Price £200,000



**david britton**  
ESTATES



## Key Features

- Commercial Opportunity
- 2 x retail/office units
- Unit 1 - arranged over 3 floors
- Unit 2 - arranged over 2 floors
- Flexible space with potential
- Private Parking for 4 vehicles
- Accessible location
- Retail/Office/Storage use
- Town Centre location
- Close to Yorkshire Dales National Park

## Summary

Rare-to-market commercial building in the heart of Kirkby Stephen, a vibrant market town on the edge of the Yorkshire Dales National Park.





# Floor plans



COUNCIL TAX BAND - WestmorlandExempt

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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