



**31 MAIN STREET, HIGH BENTHAM**  
**£135,000**



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## 31 MAIN STREET, HIGH BENTHAM, LANCASTER, LA2 7HQ

Substantial stone-built and extended commercial property, located in the heart of High Bentham. This impressive two-storey building offers extensive accommodation with 87m<sup>2</sup> on the ground floor and an additional 60m<sup>2</sup> on the first floor.

The ground floor is designed as a generous sales area featuring large display windows and a striking double fronted façade, perfect for attracting customers and showcasing products.

Upstairs a versatile workshop area awaits which with the necessary approvals could be transformed into a self-contained flat, adding further value and potential revenue streams.

Set in a popular market town on the edge of the picturesque Bowland area of Outstanding Natural Beauty, this property benefits from its proximity to the Yorkshire Dales and is just a 30-minute drive from the Lake District.

The town benefits for rail links to Leeds, and Lancaster, Skipton, and has all local amenities including, independent shops, doctors surgery, schools, and an active community.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Sales Area, Kitchen/Office, WC.

#### First Floor:

Open Plan Area, Bathroom, Kitchen.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Shop Area:

17'10" x 27'0" (5.43 x 8.23)

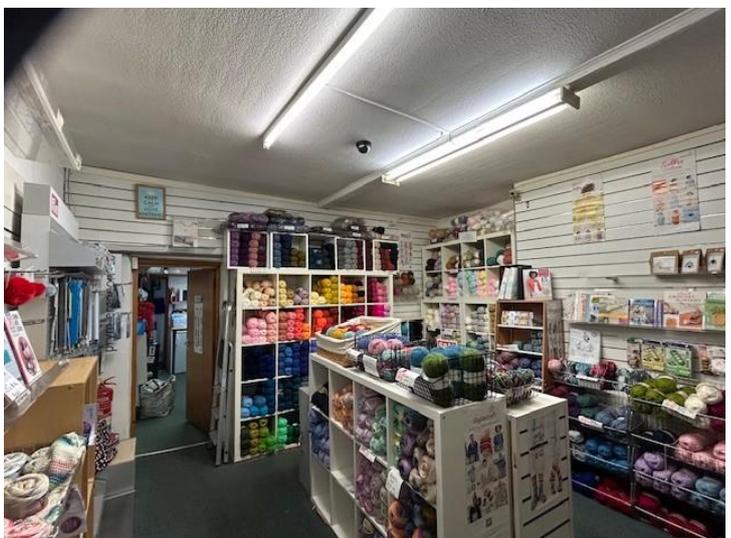
Large double fronted display windows, suspended ceiling, four radiators.



##### Rear Sales:

14'0 x 14'9" (4.26 x 4.49)

Middle room slat wall, radiator.





### **Kitchen/Office:**

13'9" x 6'10" (4.19 x 2.08)

Small kitchen area with base units, stainless steel sink, gas fired combination boiler, rear glazed external door, radiator, WC off.



### **WC:**

2'4" x 7'0" (0.71 x 2.13)

With WC and single glazed window, radiator.

### **FIRST FLOOR:**

#### **Store Room/ Work Area:**

17'10" x 27'1" (1.75 x 3.71)

4 Single glazed windows, 4 radiators.



### **Shower Room:**

8'0" x 6'3" (2.43 x 1.90)

3 Piece bathroom suite comprising shower enclosure, pedestal wash hand basin, WC, cupboard, double glazed window, radiator.

### **Kitchen:**

10'5" x 9'9" (3.17 x 2.97)

With kitchen base units, stainless steel sink, wall units, radiator, glazed external door with side panel.

### **AGE:**

1900's

### **Directions:**

Leave the Bentham Office turn left down the Main Street, no 31 is on your left. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

31 Main Street HIGH BENTHAM LA2 7HQ		Energy rating <b>E</b>
Valid until <b>1 March 2035</b>	Certificate number <b>6376-8587-2097-0789-3418</b>	



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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