



2 Main Street, LA6 3EB
Offers In The Region Of £80,000

Freehold ground floor retail shop located in heart of the popular village of Ingleton, on the western edge of the Yorkshire Dales.

LEASE OPTION AVAILABLE AT £550.00 PCM

2 Main Street

Located in the heart of this popular tourist destination, a rare opportunity to acquire a ground floor, freehold retail premises.

2 Main Street will appeal to owner-occupiers seeking their own retail space, as well as commercial investors looking for a well-positioned asset in a thriving village location. The property has most recently been valued at £600 per calendar month, representing a potential gross yield of approximately 9%. Extending to approximately 25 sq. m (269 sq. ft), the premises offer a compact yet versatile retail space suited to a variety of uses (subject to any necessary consents).

Ingleton is a key destination for holidaymakers and day visitors, and the property occupies a prominent position in the heart of the village with high seasonal footfall. A gateway to the Yorkshire Dales National Park and within easy reach of the Lake District, the village attracts walkers, cyclists and outdoor enthusiasts throughout the year. At the foot of Ingleborough, one of the Yorkshire Three Peaks. Ingleton is famed for its waterfalls trail and dramatic limestone scenery. With numerous campsites, holiday cottages and visitor attractions nearby, the area benefits from the continued growth of the UK staycation market.

Comprising a retail sales area with staff kitchen and cloakroom facilities, 2 Main Street is available with no onward chain. The shop occupies a pleasant paved square within the main retail area of the village, providing an attractive trading environment.

The vendor may also consider a lease option arrangement, subject to agreed terms. Indicatively, a three-year term could be available at £550 per calendar month, with a mutual break option after 18 months. An option to purchase may be included at a fixed price of £75,000. This structure could suit an occupier wishing to establish or test a business in the location before committing to purchase, or an investor seeking a flexible entry strategy. Further details available upon request.

Property Information

Freehold ground floor property.

A1/A2 Retail and Financial/Professional services.

Suitable for retail, cold food and office use.

Rateable Value: £4,100 before small business rates relief.

Mains water and electricity.

Note: first floor flying freehold over.

Lease available.

Retail Shop 21'0" x 10'7" max (6.41m x 3.23m max)

Retail shop space with customer entrance to the front aspect. 2 large timber framed double glazed display windows to the front aspect and 1 to the side. Feature exposed beams and stone fireplace. Cupboard housing consumer unit. Shelving. Vinyl flooring. Access to staff kitchen.

Kitchen 3'10" x 8'7" (1.17m x 2.62m)

Staff kitchen with stainless steel sink and drainer and built-in unit. Extractor. Vinyl flooring. Access to cloakroom.

WC

Cloakroom with wash hand basin and macerator WC. Extractor. Shelving. Vinyl flooring.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, 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

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service

anywhere in the country. Call or email now to let us get you moving.

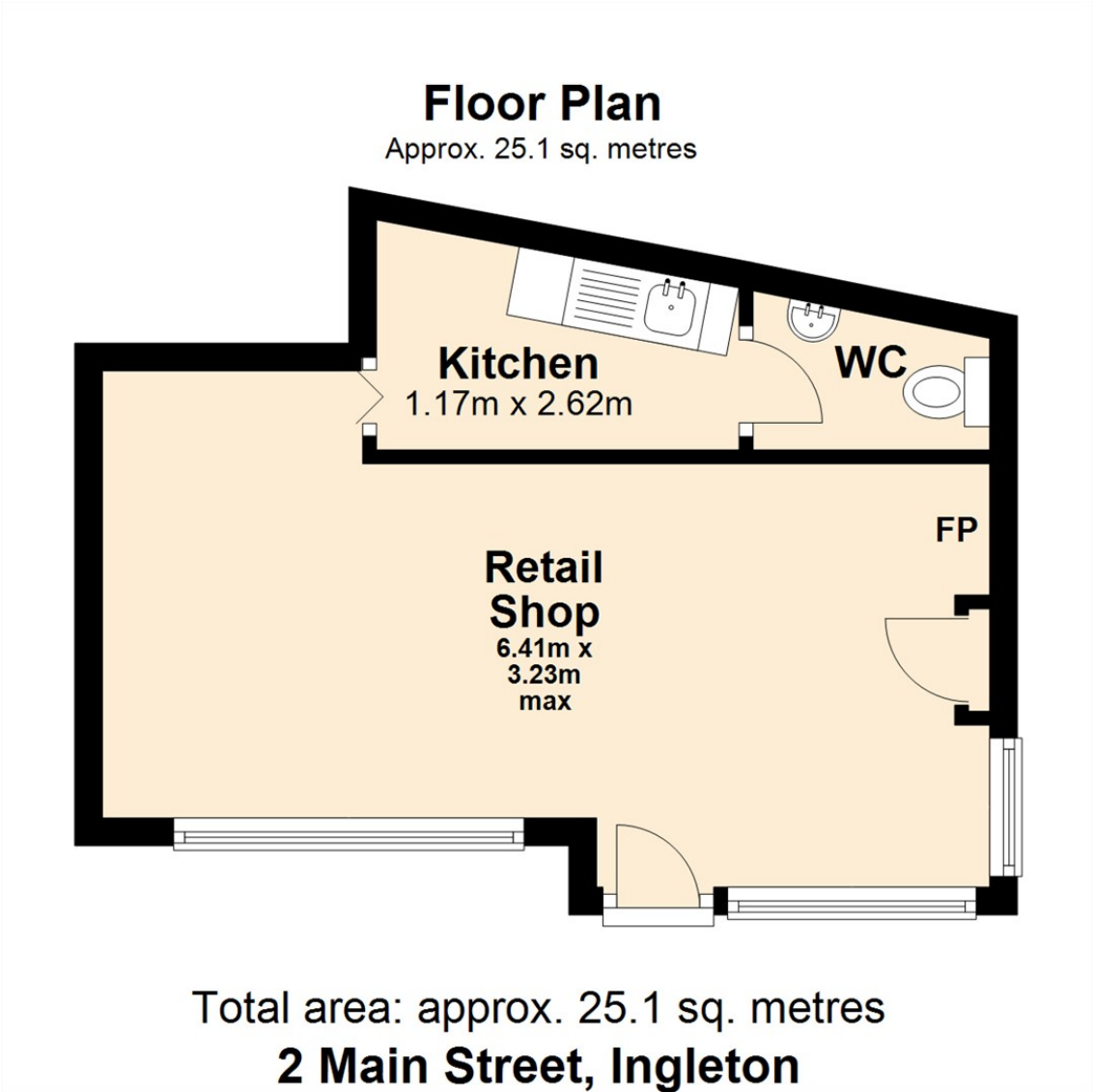
FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Area Map



Energy Efficiency Graph

