



Albion House 6 High Street, LA6 3EB
Offers Over £245,000

A superb lifestyle investment opportunity, situated in the heart of a popular tourist and holiday destination.

Albion House is an immaculately presented mid-terrace period property comprising a ground floor commercial restaurant and kitchen, with a spacious two-bedroom apartment above.

Ideal for buyers looking for a lifestyle business with on-site accommodation, the property also presents clear potential for investors, being offered as a freehold with no onward chain.

Albion House

Albion House is a freehold restaurant with owners accommodation, centrally located, this attractive period property has A3 business usage to the ground floor restaurant with catering kitchen, customer cloakrooms and superb wine cellar to the basement.

Accessed from the rear of the restaurant, the residential apartment is ideal accommodation for the business owner or manager and comprises: landing, kitchen/diner and living room on the first floor, with 2 bedrooms and a shower room on the second.

Outside and to the rear, Albion House benefits from a good-sized and low maintenance yard providing additional customer spaces with 2 useful outbuildings. The larger of these has light and power and, subject to the necessary consents, could be adapted to provide an outside bar area, if required.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

Tenure: Freehold Property

Small Business Rates: Currently with 100% relief

Accommodation: Council Tax Band B

EPC Rating: D

Services: All mains supplies with gas central heating.

Internet Connection: B4RN fibre optic broadband.

Rights of Way: The adjacent property has a right of access across the rear yard and 6 Main Street has a right of access via the rear of The Old Post Office.

Ground Floor

Bar and Restaurant 13'7" x 13'7" (4.13m x 4.15m)



Timber flooring, radiator, storage cupboard housing consumer unit, bar, feature architrave and lighting, timber framed single glazed box window, timber external door to Main Street.

Restaurant 15'7" x 13'9" (4.74m x 4.19m)



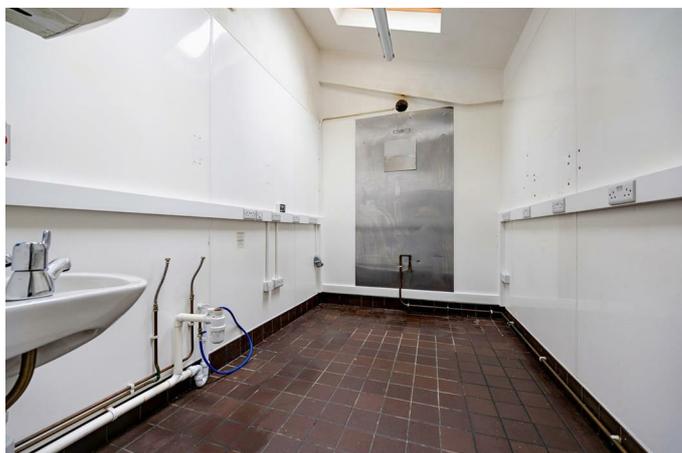
Timber flooring, radiator, feature architrave and lighting, access to cellar, apartment, catering kitchen and rear hall.

Cellar 13'1" x 10'5" (3.98m x 3.18m)



Useful cellar with stone flooring, wine racks and shelving, light and power, plumbing for washing machine.

Catering Kitchen 10'10" x 7'5" (3.30m x 2.25m)



Tiled flooring, space for extraction hood, plumbing for stainless steel sink, wash basin, space and plumbing for dishwasher, 2 skylights and swing door to restaurant.

Hall

Tiled flooring, built-in storage cupboard, access to 2 customer cloakrooms, UPVC double glazed external door to the rear yard.

Customer WC

Tiled floor, radiator, toilet, wash basin, skylight.

Customer WC

Tiled floor, radiator, toilet, wash basin, timber framed double glazed window to the rear aspect.

First Floor

Landing

Accessed via a door and stairs from the rear of

the restaurant, fitted carpet, radiator, built-in cupboard housing consumer unit to foot of stairs, access to kitchen/diner and living room with carpeted stairs rising to the second floor.

Kitchen/Diner 16'1" x 10'4" (4.89m x 3.15m)



Timber flooring with tiled kitchen area, radiator, range of wall and base units, single drainer sink, gas hob with extractor hood over, electric oven, gas central heating boiler, feature fireplace and further built-in units, space for fridge freezer, UPVC double glazed window to the rear aspect.

Living Room 15'8" x 13'9" (4.78m x 4.20m)



Fitted carpet, radiator, feature fireplace housing multi-fuel stove, period architrave and ceiling rose, UPVC double glazed window to the front aspect.

Second Floor

Landing

Timber flooring, built-in storage cupboard, access to both bedrooms and shower room.

Bedroom 1 10'8" x 13'1" (3.24m x 3.99m)



Good-sized double bedroom with timber flooring, radiator, large built-in cupboard, dormer and UPVC double glazed window to the front aspect.

Shower Room



Modern shower room with tiled flooring, heated towel rail, underfloor heating, wash basin with vanity unit underneath, toilet, shower cubicle, extractor fan.

Bedroom 2 8'6" x 9'11" (2.59m x 3.02m)



Smaller double or ideal single bedroom with timber flooring, radiator, large built-in storage cupboard, dormer and UPVC double glazed window to the rear aspect.

Outside



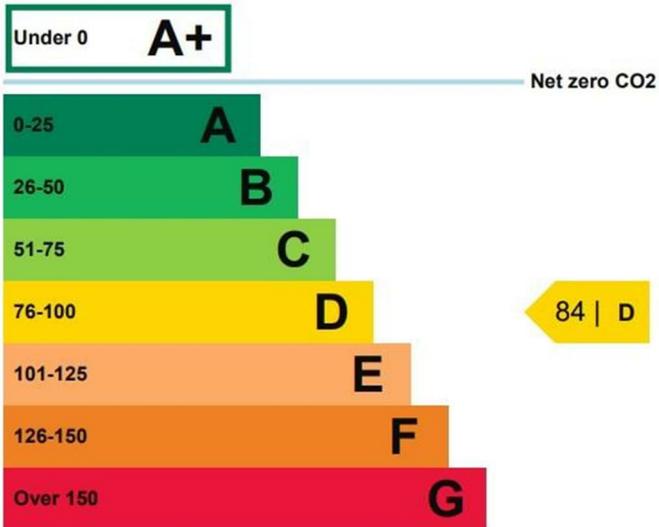
Good-sized paved low maintenance rear yard, raised decking area, external tap, space for bin storage.

Outbuildings



Outbuilding comprising 2 stores, the larger of which (5.91m x 3.55m) has light and power.

EPC



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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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.

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Fisher Hopper Ltd receives an introducers fee from:

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Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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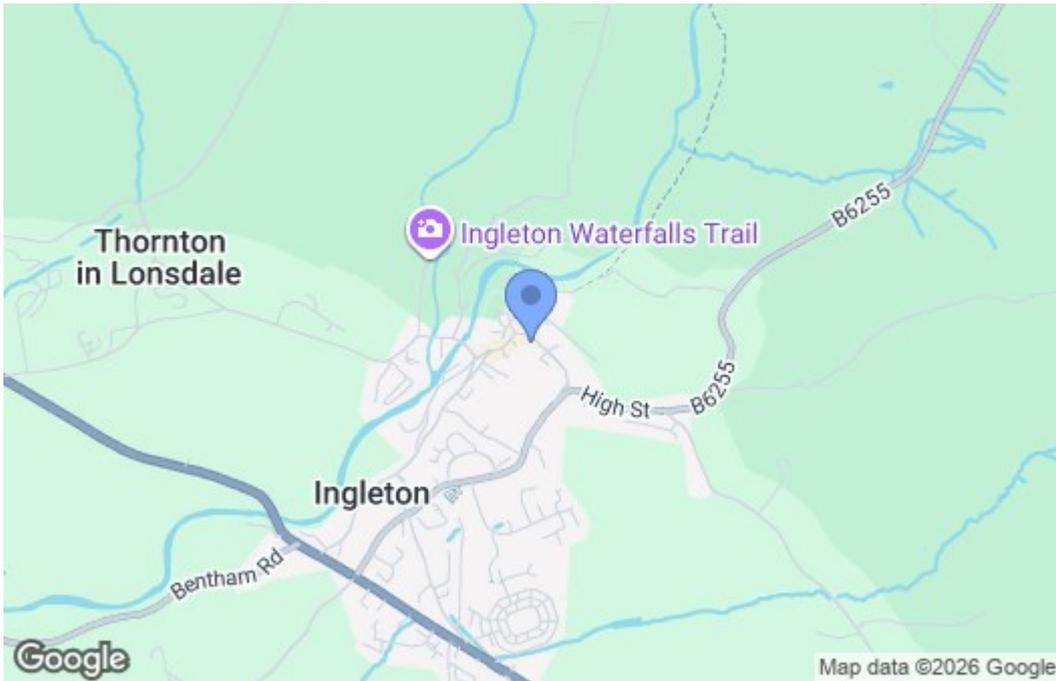
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

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

