



£130,000

142 Market Street, Dalton-in-Furness, Cumbria, LA15 8RQ

Situated in the charming market town of Dalton-in-Furness, this unique property offers a fantastic opportunity to acquire a ground-floor retail premises along with a fully furnished two-bedroom maisonette above with garden and garage to the rear.

The shop is currently operating as "Country Candles." While the business itself is not included in the sale, the existing stock may be available by separate negotiation. The ground floor retail premises comprises of a main shop area with two additional storage rooms to the rear providing excellent functionality for a variety of uses.

Quick Overview

- Ground Floor Retail Premises
- Two Bed Furnished Maisonette Above
- Popular Market Town Location
- Approximately 611sq ft Shop Floor Area
- Blend Of Retail And residential Prospects
- Property Set Over Three Floors
- Rear Garden Area
- Garage And Large Shed
- Early Viewing Recommended
- Ultrafast Broadband Available



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Ultrafast
Broadband



On Road
Parking

Property Reference: ULV1037



Situated in the charming market town of Dalton-in-Furness, this unique property offers a fantastic opportunity to acquire a ground-floor retail premises along with a fully furnished two-bedroom maisonette above with garden and garage to the rear.

The retail space is currently operating as "Country Candles." While the business itself is not included in the sale, the existing stock may be available by separate negotiation. The retail space comprises a main shop area with two additional storage rooms to the rear, providing excellent functionality for a variety of uses.



The residential accommodation above is currently tenanted, providing immediate rental income for prospective buyers. There is flexibility to purchase the property either with the existing tenants in place or with vacant possession, making it suitable for both investors and owner-occupiers alike.

The maisonette is well-presented and thoughtfully laid out. It features a modern three-piece shower room and a spacious kitchen complete with a two-person dining table, washing machine, tumble dryer, and integrated fridge/freezer. From the hallway, which offers ample storage, you enter a bright and inviting living room furnished with a sofa, armchair and TV. On the second floor, there are two generously sized bedrooms, both offering good storage and furnished with double beds.



To the rear of the property is a private garden-an uncommon feature for this location-offering ample space for outdoor seating and relaxation. In addition to the garden, the property also benefits from a garage and a large shed equipped with light and power, as well as an external WC.

A unique blend of retail and residential potential. This property offers excellent scope for conversion into a two-bedroom house, subject to obtaining the necessary planning permissions.



Location The property's location is second to none, situated on the edge of the Lake District within the Historical Market Town of Dalton in Furness and just a stone's throw away from the town centre you'll find a vibrant community with a range of amenities, including shops, cafes, and schools, all within easy reach. The train station offers excellent connectivity, making commuting a breeze and providing easy access to the surrounding areas. This an ideal location for families and commuters alike.

To reach the property bear left at the Dalton Roundabout from the A590 and take the 1st exit onto Ulverston Rd towards the town centre onto Market Street. The property is located on the left.

Accommodation (with approximate measurements)

Ground Floor

Shop 14' 9" x 11' 2" (4.5m x 3.4m)

Store Room One 16' 5" x 11' 2" (5m x 3.4m)

Store Room Two 12' 6" x 5' 3" (3.81m x 1.6m)

First Floor (Maisonette)

Stairs to Maisonette

First Floor (Maisonette)

Living Room 14' 9" x 11' 6" (4.5m x 3.51m)

Kitchen 10' 10" x 12' 2" (3.3m x 3.71m)

Bathroom

Second Floor

Bedroom One 14' 5" x 11' 6" (4.39m x 3.51m)

Bedroom Two 10' 10" x 12' 2" (3.3m x 3.71m)

Garage 8' 1" x 9' 2" (2.46m x 2.79m)

Viewings: Strictly by appointment with Hackney & Leigh.

Services: Mains gas, water and electricity.

NOTE – Gas and electric to maisonette upstairs, shop just has electric

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band A (for maisonette)

Tenure Freehold (Vacant possession upon completion).

Material Information Shop has single glazed windows and metal security door to rear.

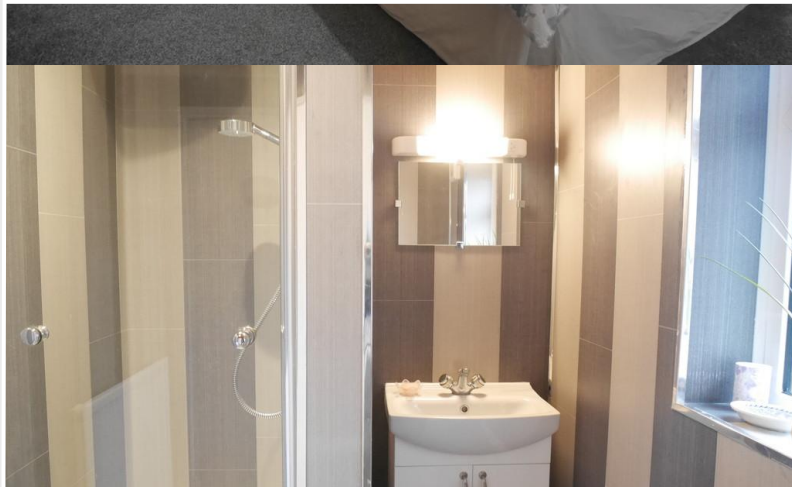
Double glazed windows to maisonette

Right of way to number 140 at rear or property

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £695.00 per calendar month. For further information and our terms and conditions please contact the Office

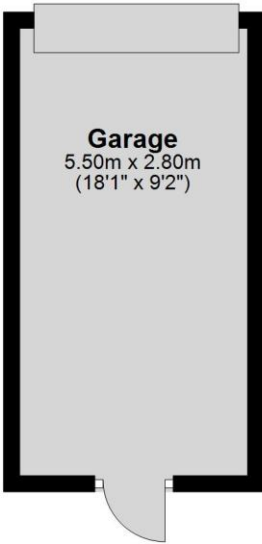
NOTE - this figure is for the maisonette only

Anti Money Laundering Regulation (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



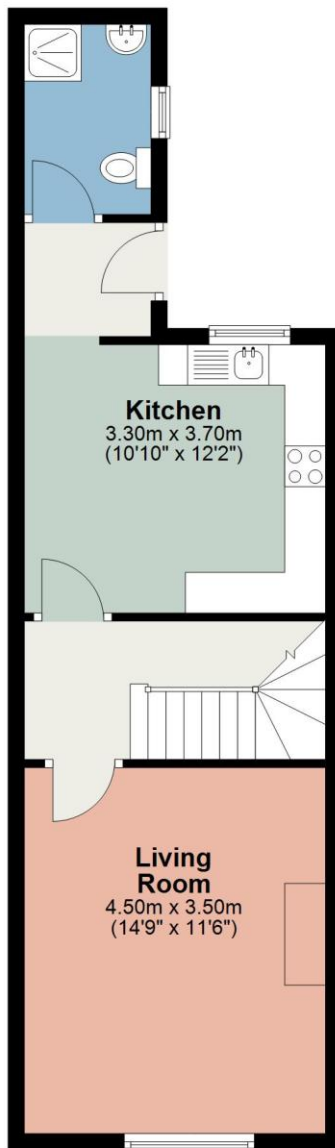
Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



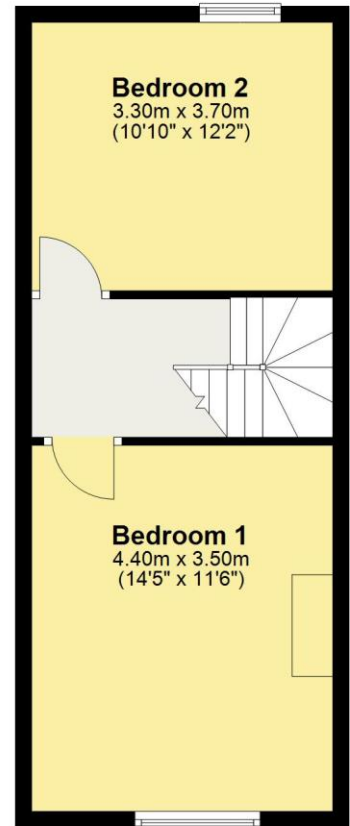
First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



All permits to view and particulars are issued on the understanding that enquiries should be conducted through the Estate Agents. Mrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage> on 19/03/2026.

Total area: approx. 132.5 sq. metres (1425.8 sq. feet)

Plan produced using PlanUp.

142 Market Street, Dalton

Request a Viewing Online or Call