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ESTATE AGENTS

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23 Main Street, LA6 3EH

£200,000

An excellent mixed-use freehold investment opportunity in the heart of Ingleton, generating £1,125 pcm and providing a yield of 6.75%, comprising a fully let restaurant premises (with the business unaffected) and a spacious two-bedroom apartment above.

Positioned within one of the principal gateways to the Yorkshire Dales National Park, the property benefits from an established rental income stream and strong year-round tourist demand.

The well-proportioned apartment offers flexible residential or holiday accommodation, complete with a balcony, parking and separate access, making this an attractive investment opportunity with long-term potential.

23 Main Street

Freehold Licensed Restaurant Premises with Spacious Two Bedroom Apartment Above in Ingleton.

An excellent opportunity to acquire a mixed-use freehold investment property in the heart of Ingleton, one of the principal gateways to the Yorkshire Dales National Park.

The ground floor restaurant premises are let to an established operator, with the business unaffected by the sale and continuing to trade as normal, providing an immediate rental income stream of £1125.00 pcm, a yield of 6.75% for the purchaser.

The premises comprise a well-configured trade area including restaurant space, commercial kitchen and WC facilities.

Above, arranged over two floors, is a generous two double bedroom apartment with two bathrooms and a balcony providing a private outdoor seating area. The accommodation offers flexibility as a principal residence, holiday home or residential investment, benefitting from UPVC double glazing and gas central heating throughout.

The layout comprises:

Ground Floor: Restaurant, kitchen, WC and separate external access to apartment.

First Floor: Living/dining and kitchen area, double bedroom and bathroom.

Second Floor: Further double bedroom with access to balcony and shower room.

Externally, there is a small rear yard and an area for parking.

Ingleton benefits from a strong year-round tourist trade, making this a compelling opportunity for investors seeking both income and long-term potential. Further details on the lease terms and rental income are available upon request.

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

Current rental income: £1125.00 PCM
Yield based on £200,000 purchase price: 6.75%
Tenure: Freehold
Services: All Mains
Council Tax Band: A (Apartment)
SBR: Zero rated
EPC Rating Commercial: C
EPC Rating Residential: C
Full re-roof in May 2026 with 15 year guarantee

Ground Floor

Trade Area 16'0" x 11'10" (4.88 x 3.61)

Reception leads to a trade area, currently operating as a restaurant, tiled flooring, two radiators, bar, window to front aspect.

Commercial Kitchen 17'3" x 6'0" (5.26 x 1.83)

Commercial kitchen with Altro flooring, part-tiled walls, strip lighting, door through to rear hallway, providing access to rear of property.

Customer WC
Tiled floor, toilet, wash basin, extractor fan.

Apartment

Porch
Entrance porch with plumbing for washing machine.

Hallway
Understairs office area, radiator, staircase to first floor.

First Floor

Kitchen 20'2" x 12'0" (6.15 x 3.66)

Slate tiled floor, range of wall and base units with granite style work surfaces, double stainless steel sink, integrated oven and 4-ring hob with extractor over, space for fridge, breakfast bar worktop.

Sitting Room

Painted wooden floor boards, radiator, fitted shelving with ample storage, double glazed window to front aspect with views to the church.

Bedroom Two 11'3" x 8'9" (3.43 x 2.67)

Double bedroom with wood effect laminate flooring, radiator, fitted wardrobe, window to rear aspect.

En-suite Bathroom

Wood effect laminate flooring, radiator, three piece suite in white including toilet, wash basin

and corner bath with shower over, window to rear aspect.

Second Floor

Landing
Varnished wood floor boards, staircase to first floor, exposed beams.

Bedroom One 14'6" x 8'9" (14'7" x 8'10") (4.42 x 2.67 (4.44 x 2.69))

Double bedroom with varnished wooden floor boards, radiator, two fitted wardrobes with access to eaves, exposed beams, patio door to balcony.

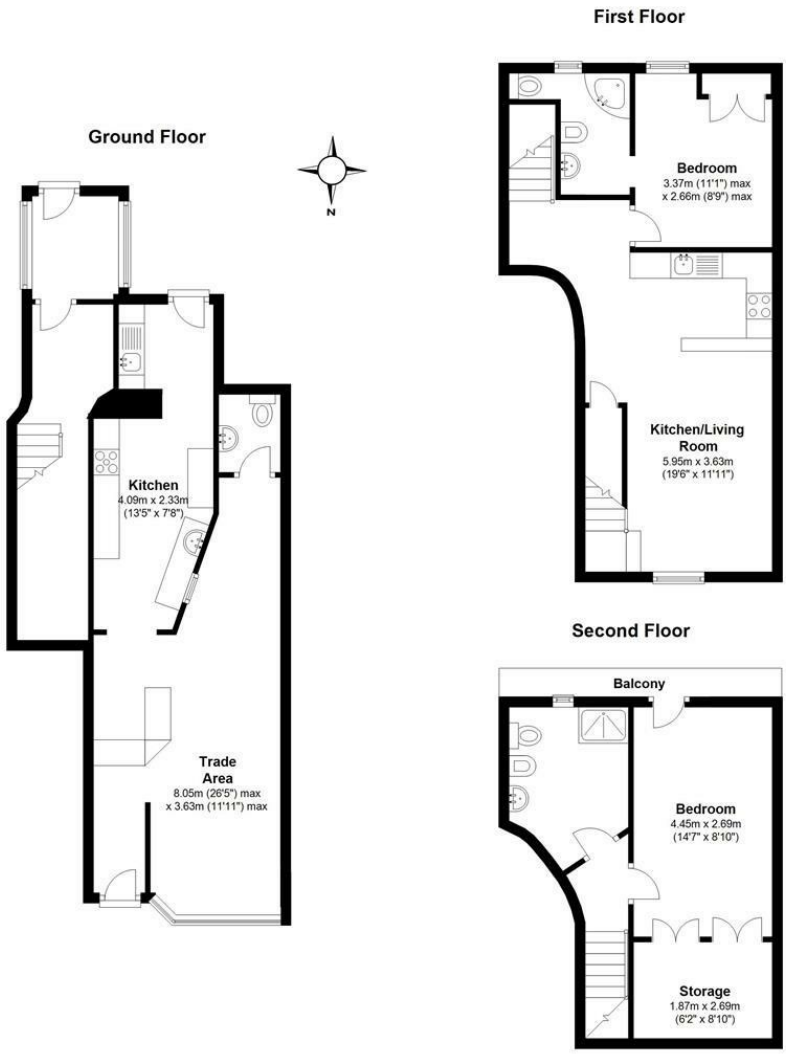
Shower Room

Varnished wooden floor boards, radiator, four piece suite in white including toilet, wash basin, bidet and shower cubicle, window to rear aspect.

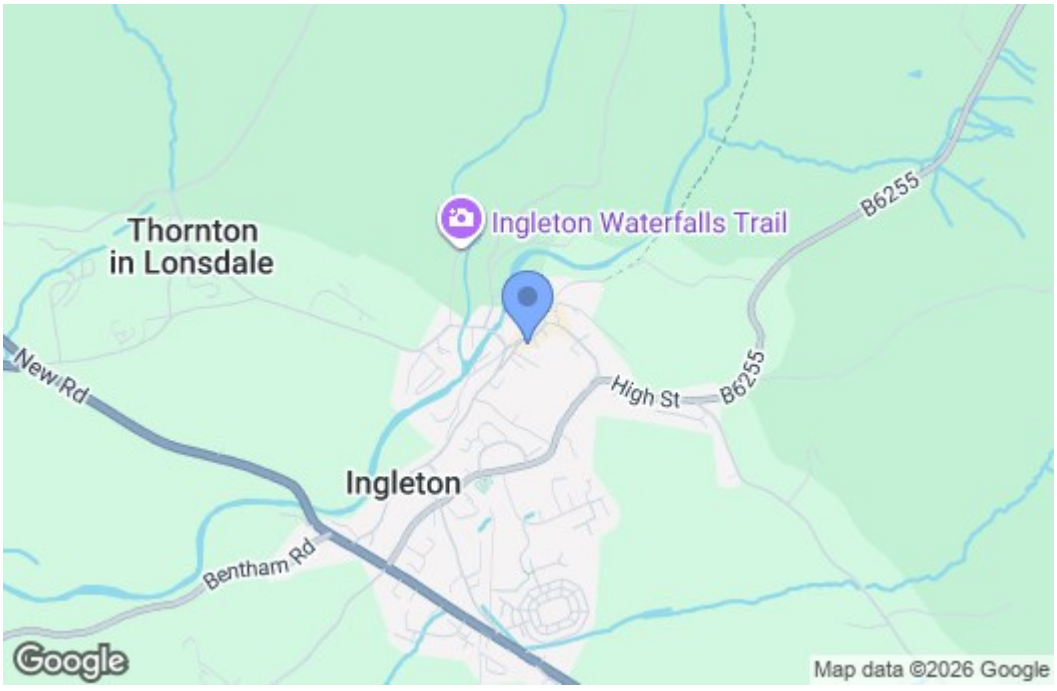
External

Rear
Space for off road parking in yard. Separate access to trade area and apartment.

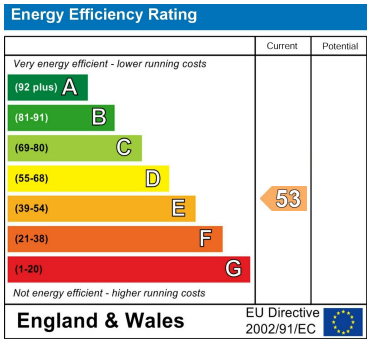
Floor Plan



Area Map



Energy Efficiency Graph



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