



Kirkby Lonsdale

£180,000

Shop, 13 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A first class investment opportunity in the centre of Kirkby Lonsdale, well known as a popular tourist destination. This grade II listed property has been thoughtfully and expertly converted from a former solicitors offices into a ground floor retail unit with a bright, fresh and contemporary layout.

Kirkby Lonsdale itself offers an excellent selection of independent shops, restaurants, and bars, providing an ideal base for exploring the surrounding countryside. The town is well known for Devil's Bridge, while the River Lune runs alongside, offering scenic circular walks along its banks.

The M6 (Junction 36) is just a 10-minute drive away, providing convenient access north and south, as well as to nearby towns such as Kendal and Lancaster. The Lake District National Park is also within easy reach, approximately 20 miles away.



Quick Overview

- Ground Floor Commercial Unit
- Excellent Business Premises
- Ideal Investment Opportunity
- Central Location within Kirkby Lonsdale Market Town
- Recently Refurbished Throughout
- Flexible And Well-Proportioned Retail Layout
- Superfast Broadband Available

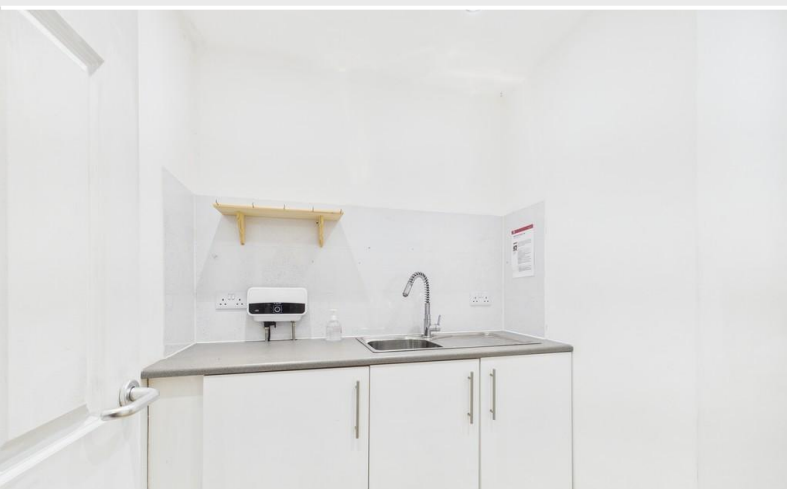
Property Reference: KL3273



Retail Area



Retail Area



Kitchen



Cellar

The ground floor is currently configured as a retail unit, offering a flexible and well-proportioned layout suitable for a variety of commercial occupiers. The space is arranged across three principal retail areas, allowing for clear separation of sales, display, and customer service zones, and can be easily adapted to meet specific business requirements.

Further accommodation includes a useful storage room, a W.C., and a kitchenette fitted with a range of base units and a sink with mixer tap, providing essential staff facilities. To the rear, a porch area, currently utilised for bin storage, provides access outside.

This well-located and adaptable commercial space presents an excellent opportunity for investors seeking rental income, with strong potential to attract a range of investors or tenants given its prominent position and functional layout.

Accommodation (with approximate dimensions)

Retail Area One 15' 10" x 11' 8" (4.83m x 3.56m)

Retail Area two 6' 11" x 11' 11" (2.11m x 3.63m)

Retail Area Three 12' 6" x 8' 4" (3.81m x 2.54m)

Kitchenette 12' 7" x 6' 1" (3.84m x 1.85m)

Cellar 16' 2" x 12' 0" (4.93m x 3.66m)

16' 1" x 6' 4" (4.9m x 1.93m)

11' 7" x 6' 6" (3.53m x 1.98m) With light and power, basement for plenty of storage or potential new room.

Back Porch

Communal bin storage area with spotlights leading to the rear.

Services

Mains gas, water, drainage and electricity.

Tenure

Leasehold subject to 999 year lease. Please contact the office for further details.

Viewings

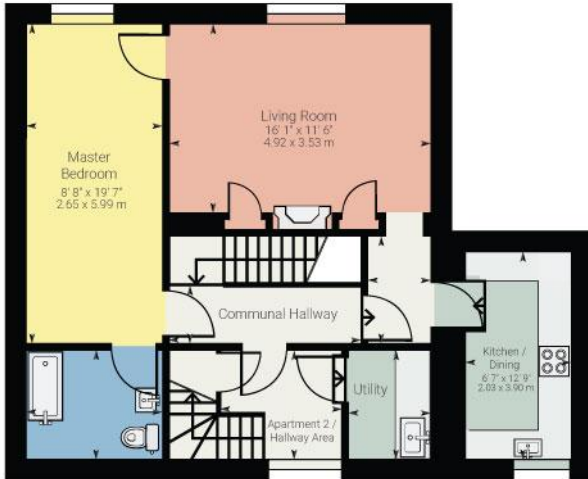
Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate

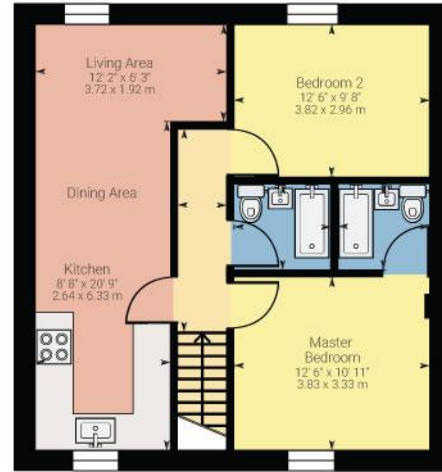
The full Energy Performance Certificate is available on our website and also at any of our offices.



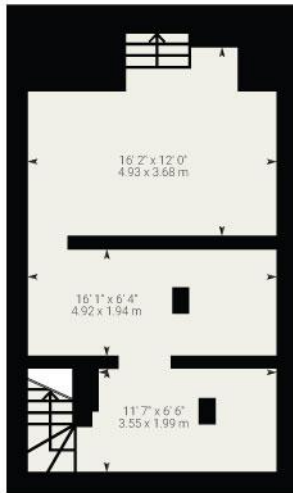
1st Floor (Apartment 1)



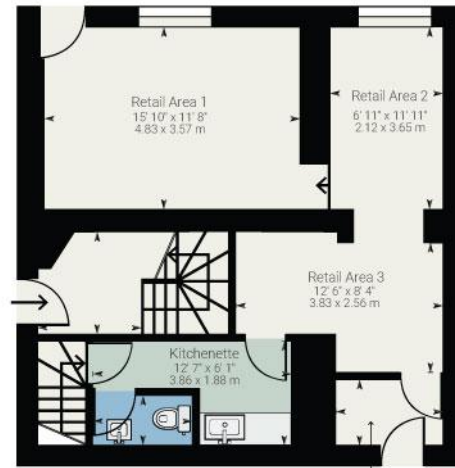
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft² / 215.99 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Anti-Money Laundering Regulations (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).

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