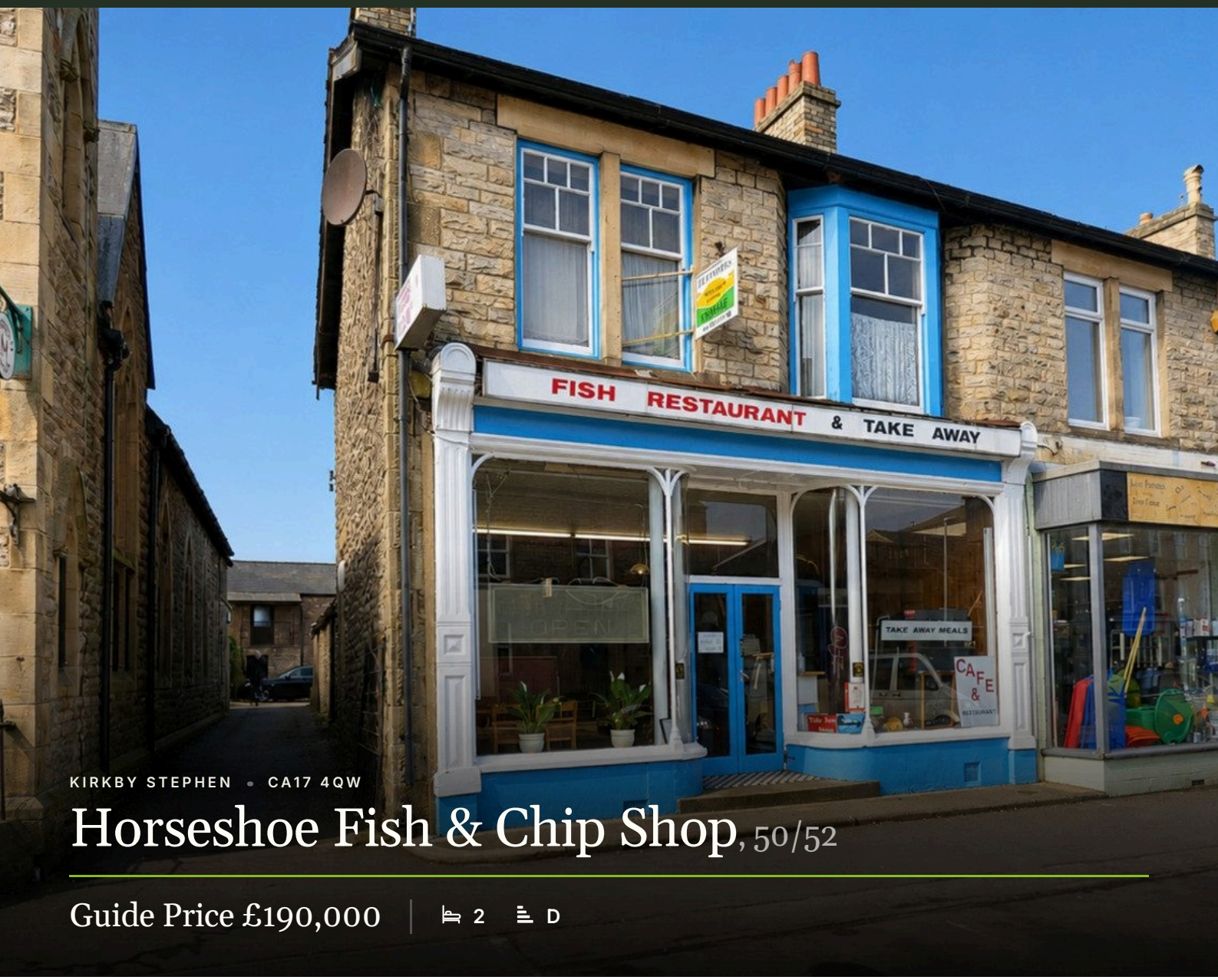
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QW

Horseshoe Fish & Chip Shop, 50/52

Guide Price £190,000 | 2 | D

AT A GLANCE

- Prime, Freehold High Street Premises
- In Need of Full Modernisation
- Ground Floor Restaurant Or Shop - 1650 SqFt
- Two Bed First Floor Flat (650 SqFt)
- Scope to Increase Turnover and Add Value Through Modernisation
- Established Trading Location in Popular Dales Market Town
- Ample Off Road Parking
- Ideal Investment Or Business Opportunity
- Same Family Ownership for Over 60 Years

LEYBURN 01969 622936
HAWES 01969 667744
SETTLE 01729 825311
KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Prime, Freehold High Street Premises

Shop & Flat Premises

Horseshoe Fish and Chip Restaurant is a well-established and popular business situated in the thriving market town of Kirkby Stephen.

The premises are located on the edge of the Yorkshire Dales National Park and within close proximity to the Lake District. Kirkby Stephen is a popular market town offering a wealth of activities and attractions, with excellent transport links to the A66, M6 and A1, providing easy access to both the Yorkshire Dales and the Lake District.

The business is profitable and has enjoyed a strong trading history. The current owners have successfully operated this family business for over 60 years. For personal reasons, the business is currently trading with reduced opening hours and is therefore not operating to its full potential.

The property presents an excellent opportunity for a new owner to modernise and put their own stamp on the premises. It offers significant potential, whether continuing as a fish and chip restaurant or adapting it for an alternative commercial use, subject to any necessary consents.

The first floor comprises a two-bedroom apartment requiring full modernisation. The accommodation includes two bedrooms, a bathroom, living room and kitchen, with separate access via the ground-floor vestibule.

The ground floor features an attractive bow-fronted shop with service counter, waiting area and dining room. To the rear there is an additional seating area, a large kitchen, potato preparation room, storage room and customer toilets.

Outside, to the rear of the property, there is access across the yard for deliveries. The property benefits from access from both Kirkby Stephen's Main Street and Faraday Road. The vendors own both the front and rear access points, together with the yard. However, neighbouring properties benefit from rights of way for unloading purposes.

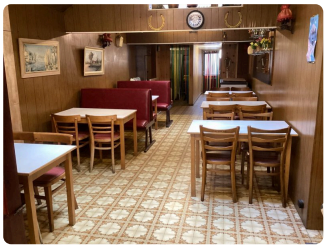
This is an excellent opportunity for owner-occupiers, investors or those seeking a lifestyle business in a desirable location. Viewing is highly recommended to fully appreciate the size and potential of the property and is strictly by appointment only.

> *In Need of Full Modernisation*

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out










REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Horseshoe Fish & Chip Shop properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 26 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Overview

Totals approximately 1650 Sq Ft, with table seating for around 60 covers in normal times. It has been used as a dancefloor in the past.

Shop & Dining Area

Tiled step. Large counter and frying area. Waiting area, Dining area for 24 plus. Preparation area. Pizza oven. Step up to rear restaurant. Double glazed entrance doors. Attractive large double fronted bow window.

Restaurant

Large restaurant area to the rear. Vinyl flooring. Could seat around 36. Prior to being run as a Fish and Chip Shop the current owners operated the 'Horseshoe Restaurant' and this area was a restaurant, bar and dance floor. 2 roof light windows.

Dry Store

Vinyl flooring. Shelving.

Toilets

Accessed via passageway from restaurant. Toilets divided into Gents and Ladies both with windows.

Kitchen

Large, spacious well-lit kitchen. Useful range of base units. Preparation area. 2 stainless sinks. Gas hob and oven. Tiled walls. TV point. Door to potato and preparation room. Gas central heating boiler. Three windows.

Potato Preparation Room

Very useful room with preparation equipment. Large room also providing essential storage. Rear door to side passageway,

02 FIRST FLOOR

Overview

Side entrance to flat staircase and kitchen. Flat could be let or used separately from restaurant. The flat has not been occupied for 40 years and is very dated. With renovation it would be let out for £650pcm or could be run as an Air BnB.

Apartment Vestibule

Entrance to rear. Storage cupboard. Stairs to split landing and stairs divide to left and right.

Landing

Landing storage cupboard. High level sky light.

Bathroom

Needs renewing, currently consists of a bath with electric shower. Sink. WC. Electric wall heater. Window to rear. (This bathroom is a flying freehold over neighbouring property).

Kitchen

Wall and base units. Single stainless-steel sink. Electric cooker. Window to rear.

Living Room

Light, bright room. Coving. Fireplace. Step up to bay window to front overlooking the high street.

Bedroom One

Large, front double bedroom. Large feature window overlooking the high street.

Bedroom Two

Rear double bedroom. Window to rear.

03 OUTSIDE

Overview

Vehicle access to rear from the High Street and Faraday Road. Neighbouring properties also have access over these entrances.

04 AGENTS NOTES

Services

Mains electric and water. Shop: main gas. Horseshoe Flat, 52a, Market Street: - No heating, hot water tank. Broadband: Superfast: 80 Mbps. Ultrafast: 1800 Mbps Flood Risk: reported as very low. Council Tax Band A.

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

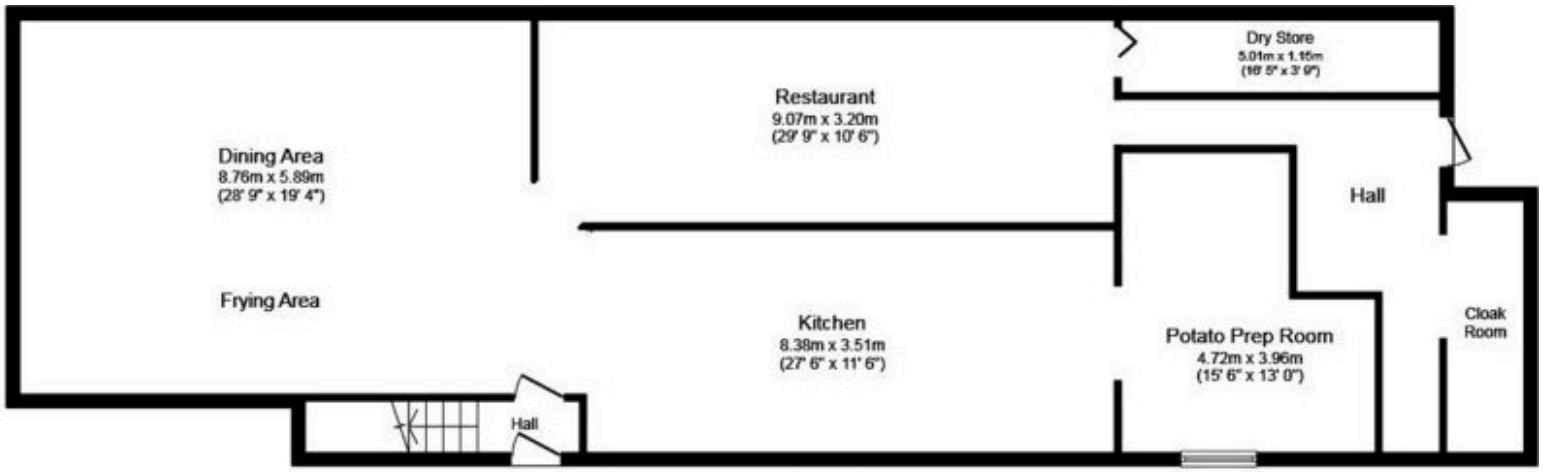
DOCUMENTS & LINKS

EPC - 3rd February 2022

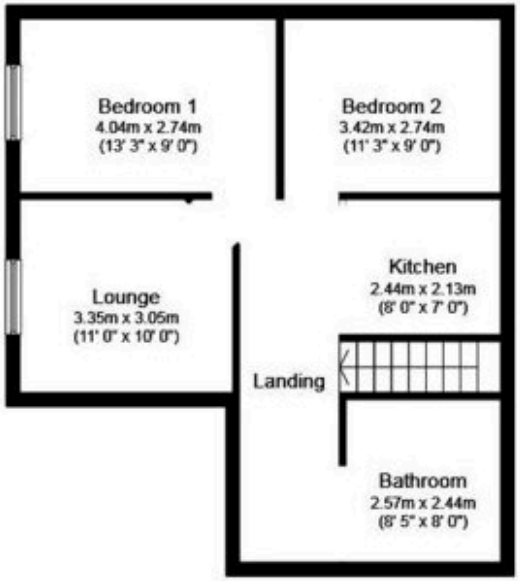
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Ground Floor Restaurant Or Shop - 1650 SqFt

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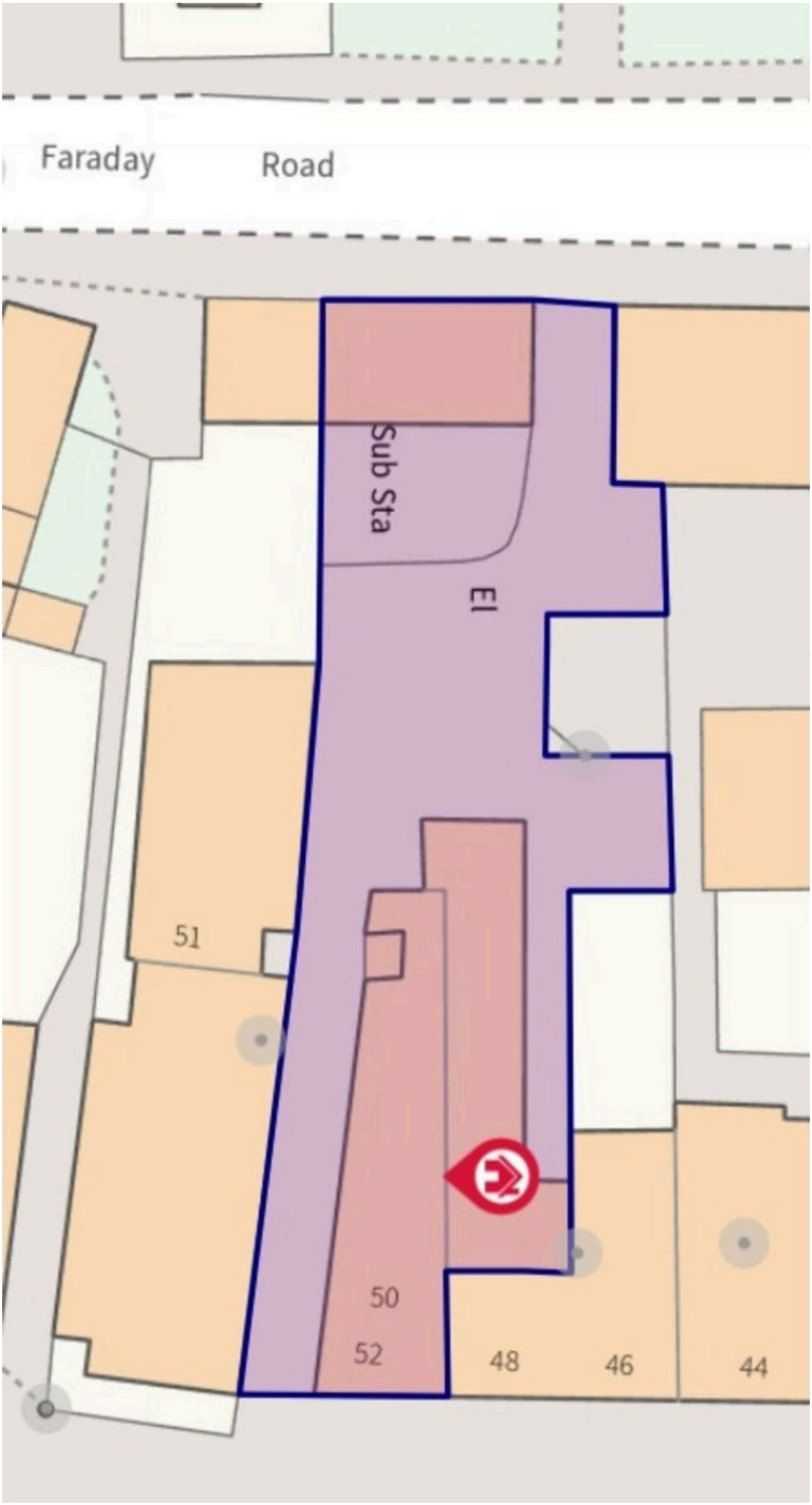
Ground Floor



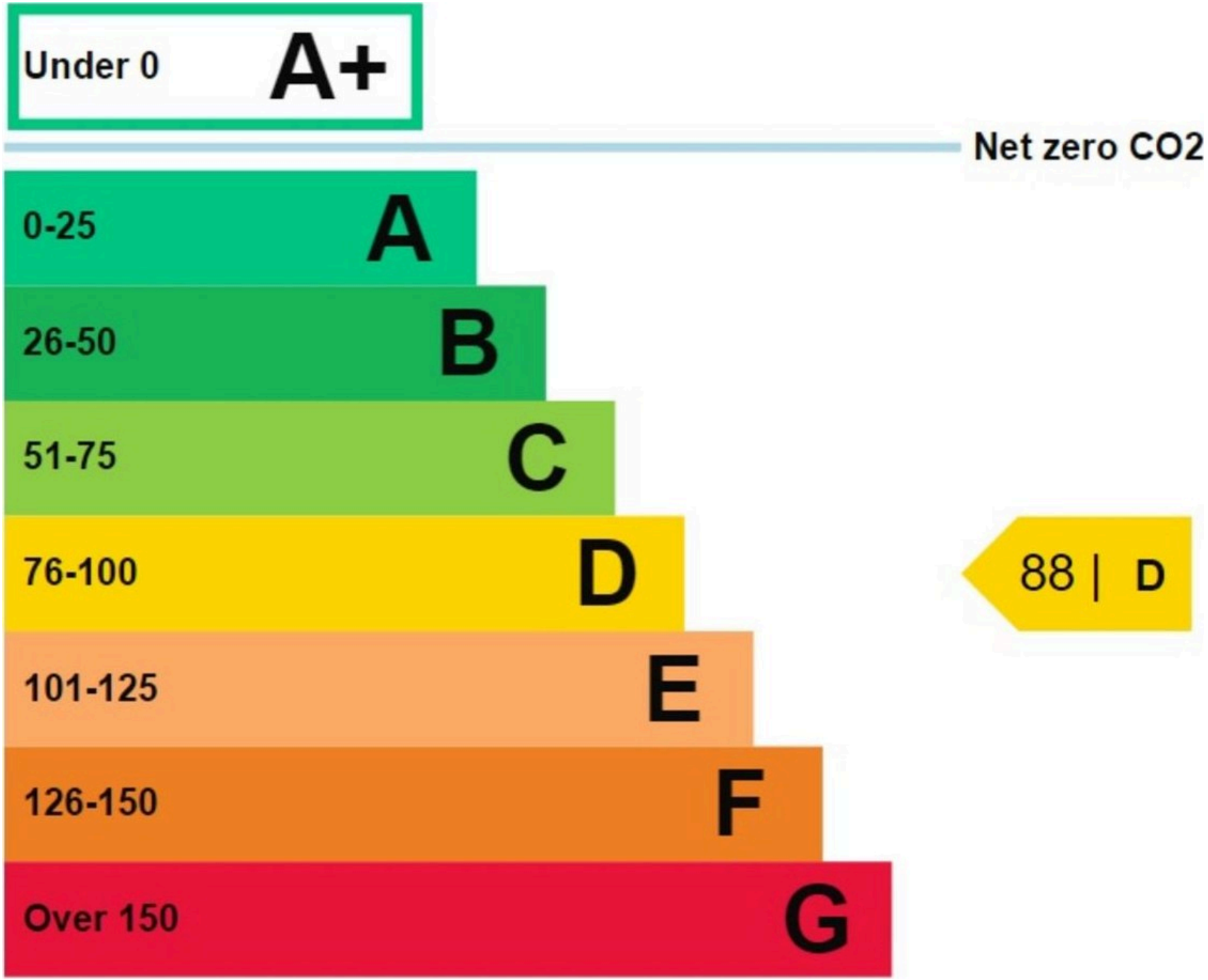
First Floor

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

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