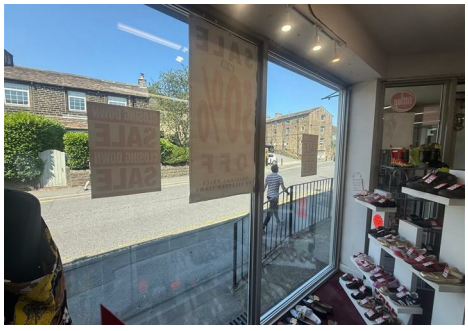








The Shoe Shop, 55 Main Street, Cross Hills, BD20 8TT

Asking Price £289,950

- SPACIOUS RETAIL SHOP
- PRIVATE REAR PARKING
- OPERATED AS A SUCCESSFUL FAMILY RUN BUSINESS FOR OVER 35 YEARS
- PRIVATE ENTRANCE TO EACH INDIVIDUAL UNIT
- CONTACT OFFICE FOR EPC DETAILS
- TWO SELF CONTAINED APARTMENTS
- VERSATILE AND REWARDING INVESTMENT
- GENEROUS SALES AREA WITH WIDE WINDOW FRONTAGE & KITCHEN FACILITIES
- PROMINENT POSITION ON BUSTLING HIGH STREET

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238
crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk

55 Main Street, Cross Hills BD20 8TT

OUTSTANDING MIXED-USE INVESTMENT OPPORTUNITY IN THE HEART OF CROSS HILLS! A rare opportunity has arisen to acquire a substantial mixed-use property comprising a spacious retail shop, two self-contained apartments and private rear parking all prominently positioned on the bustling Main Street in the centre of Cross Hills.

3 2 2

Council Tax Band: A







PROPERTY DETAILS

An Outstanding Mixed-Use Investment Opportunity in the Heart of Cross Hills

A rare opportunity has arisen to acquire a substantial mixed-use property comprising a spacious retail shop, two self-contained apartments and private rear parking all prominently positioned on the bustling Main Street in the centre of Cross Hills.

Owned and carefully managed by the same family for over 35 years, this well-established property has successfully operated as a family-run business alongside two residential rental apartments generating multiple income streams. The time has now come for a new owner to take advantage of this versatile and rewarding investment.

Whether you are an investor seeking an immediate return or an owner-occupier looking to combine business premises with rental income, this property offers exceptional potential. Both apartments are currently tenanted, with occupants who would be delighted to remain. The ground-floor apartment has been home to the same reliable tenants for over 20 years, highlighting the property's long-term appeal.

Each of the three units benefits from its own private entrance providing independence and convenience. A covered storm porch gives sheltered access to both the retail premises and Apartment 55A.

The retail unit enjoys an impressive, wide window frontage onto the busy high street offering excellent visibility and footfall. Internally, it comprises a generous retail sales area, kitchen facilities, cloakroom, and access to the rear parking area.

Apartment 55A is a spacious duplex home arranged over two floors. The first floor offers a comfortable sitting room, a well-proportioned breakfast kitchen, an inner hallway leading to a generous double bedroom and family bathroom while the second floor provides a further large double bedroom, creating flexible living accommodation.

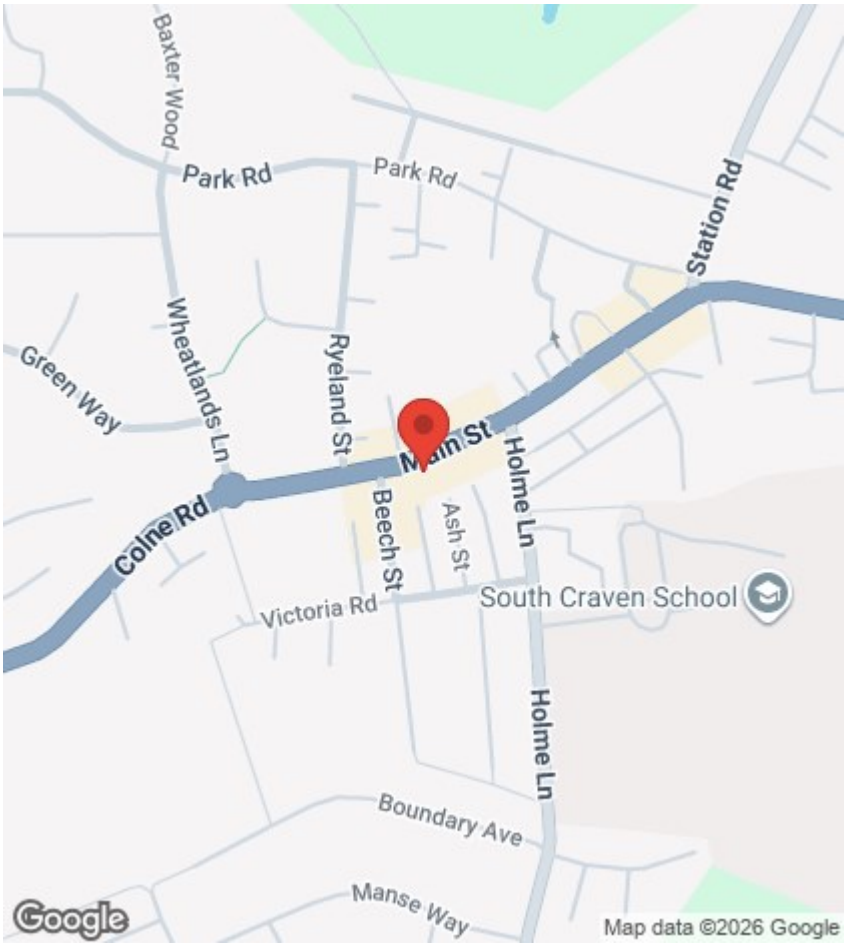
Apartment 55B is accessed independently from the rear and comprises a welcoming sitting room, dining kitchen, bedroom, shower room, a substantial storage room, and a private outdoor seating area.

To the rear of the property is a valuable tarmacadam parking area providing off-street parking for residents and business use—an increasingly desirable feature in such a central location.

Situated in the thriving village of Cross Hills, the property enjoys an enviable position within a vibrant community offering an excellent range of local amenities, independent businesses, and superb transport links for commuters. The combination of a prominent commercial location and established residential income makes this an exceptional opportunity for investors, business owners, and those seeking a versatile property with strong long-term potential.

Properties offering this combination of commercial space, residential accommodation, established tenants, and prime village-centre location are rarely available. Early viewing is highly recommended to fully appreciate everything this unique opportunity has to offer.

Please contact the office for EPC details



Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.



Total Area: 144.5 m² ... 1555 ft²

All measurements are approximate and for display purposes only

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