



Kirkby Lonsdale

£500,000

Parma Violet , 45 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AH

The jewel in Kirkby Lonsdale's Crown; one, if not the most recognisable shop in this thriving market town with its distinctive and attractive Georgian features, being double fronted with beautiful display windows and enjoying well organised and presented sales areas arranged over two floors. An exciting opportunity for a owner who has vision to build on the success the current owners have created.

Quick Overview

- Double Fronted Shop
- Four Retail Areas
- Stock Room and Staff WC
- Excellent investment property
- Prominent High Street Location



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Property Reference: KL3362



Front Sales Area



Front Sales Area



Front Sales Area



Rear Sales Area

Property Overview

An upmarket and lifestyle gift shop based in the highly desirable town of Kirkby Lonsdale, now offered to the market as a going concern. Kirkby Lonsdale was named 'Best Place to Live' in 2019 by the Times and with its close proximity to the M6, the Lake District and the Yorkshire Dales makes it a true target for visitors. The current owners have been trading since 2005 and now leaving due to a planned retirement.

The property itself is a double fronted Georgian shop set on two floors and benefits from two large beautiful front windows which are very useful for displays. The shop also has a wide doorway, providing easy access for all. Being situated in the heart of the town on Main Street, it commands a good high street presence, and as such high volume of footfall. The shop also serves an established base of regular customers. The owners had a re-design of the Parma Violet website in 2021 and feel this would provide an excellent opportunity for a further increase in revenue going forwards for the new owner.

Internally the shop is light, well proportioned and most attractively presented, offering four retail areas, some storage and cloakroom facilities.

The ground floor has two retail areas both with spotlight tracking and built in CCTV. The front retail area has a dressing room and sales counter. The rear retail area has a hidden door that leads to a stock room that has built in shelving to hold stock and a door leading to a staff WC, having a two piece suite, consisting a WC and wash hand basin.

Downstairs are two retail areas with stone floor, having built in shelving for stock and useful cupboard space for storage.

There is potential to increase the floor space further on the lower ground floor with a large space currently being blocked off.

Location

Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts of the UK, as well as towns such as Kendal, being the gateway to the most visited national park in the UK, The Lake District.

Ground Floor

Front Sales Display Area 23' 5" x 23' 4" (7.14m x 7.11m)

Rear Sales Display Area 11' 4" x 8' 0" (3.45m x 2.44m)

Stock Room and WC 9' 4" x 4' 7" (2.84m x 1.4m)

Lower Ground Floor

Sales Area 14' 0" x 12' 7" (4.27m x 3.84m)

Sales Area 14' 3" x 8' 10" (4.34m x 2.69m)

Important Information

Services Mains water, mains electricity and mains drainage

Business Rates Current Rateable value £17,540. The amount payable is 51.2p in the pound.

Tenure Leasehold with a balance of a 999 year lease from 2009

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.



Lower Ground Floor Sales Area



Lower Ground Floor Sales Area



Lower Ground Floor Sales Area

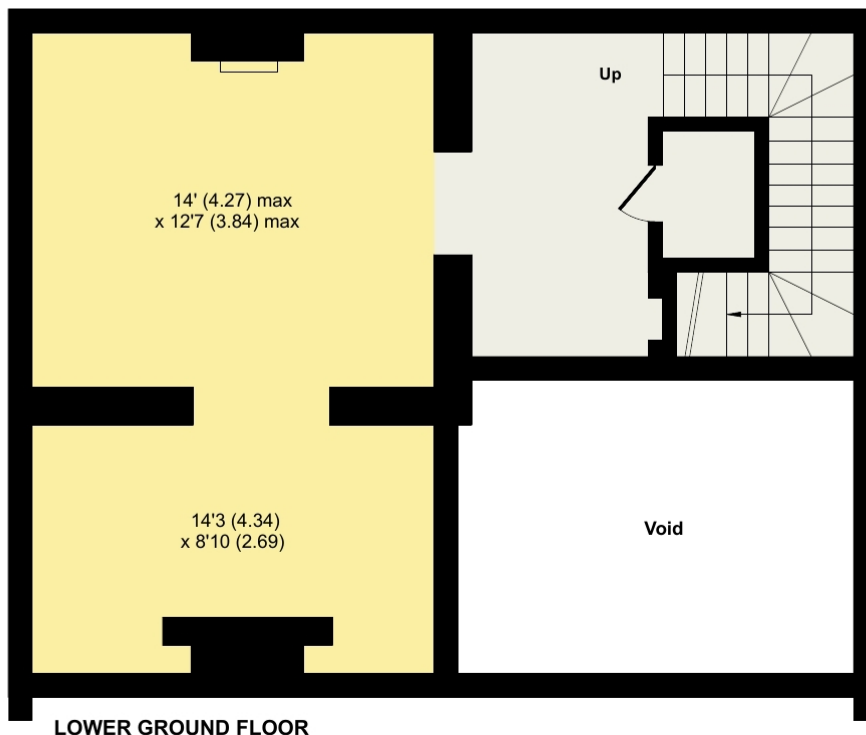
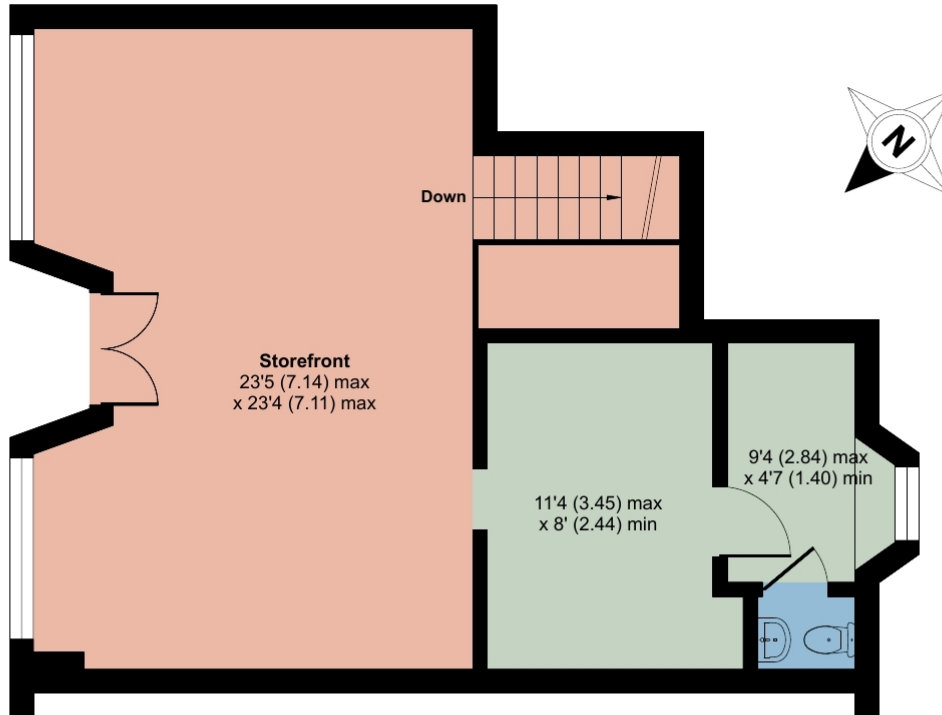


Lower Ground Floor Sales Area

Main Street, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1042 sq ft / 96.8 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 904658

A thought from the owners... Perfect for investment and lifestyle change... We have loved every bit of trading in this unique and supportive beautiful market town with its unrivalled range of independent businesses, great schools and friendly loyal customers. Kirkby Lonsdale truly is the Regent Street of the North!

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