



Kirkby Lonsdale

58 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AJ

£25,000 Per Annum - TO LET - Available now.

Perhaps the most prominent of the retail units, with its excellent window displays and double frontage. Situated in the centre of the main retail area of the ever popular South Lakeland market town, renowned for its Georgian architecture and innovative independent traders

£25,000 Per Annum

Quick Overview

Double Fronted - Leasehold Shop Unit

Grade II Listed

Store Room and Useful Cellar, Separate W.C

Prominent High Street Location

Available Now



0



0



0



C

Property Reference: KL3468



Location

Welcome to Kirkby Lonsdale, a picturesque town located in Cumbria. Known for its stunning landscapes and historic charm, Kirkby Lonsdale offers a truly unique living experience. Whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, Kirkby Lonsdale offers endless opportunities for outdoor adventures. Kirkby Lonsdale is also conveniently located close to a range of amenities. The town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

From the Hackney & Leigh office, proceed on foot up Main Street with the property to let on the left hand side just after Lunesdale Home and Garden.

Accommodation (with approximate dimensions)

Front Sales Display 28' 3" x 16' 2" (8.61m x 4.93m)

Rear Display Area 17' 5" x 9' 9" (5.31m x 2.97m)

Rear Display Area 21' 9" x 18' 3" (6.63m x 5.56m)

Store Room 11' 9" x 6' 4" (3.58m x 1.93m)

W.C.

Cellar

Room One 16' 5" x 13' 8" (5m x 4.17m)

Room Two 13' 3" x 8' 7" (4.04m x 2.62m)

Rateable Value

£24,250

Lease Terms

New lease negotiable in length.

Services

Mains gas, water, drainage and electricity.

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.

What3words: ///indicates.unfit.dive





This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3468

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 04/12/2023.