



## Kirkby Lonsdale

£500,000

13, 13a & 13b 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 and finish with two apartments above approached by a separate side entrance with one being one bedroomed and the other two bedrooms. Both are attractively presented being well appointed and sympathetically created using some of the existing period features and now provide extremely comfortable accommodation that can be used for permanent use or for holiday lets.

### Quick Overview

Grade II Listed Retail Unit with Holiday Letting  
Accommodation Above  
Newly Refurbished  
Ground Floor Shop Currently Let  
2 Holiday Let Apartments In the Popular  
Market Town of Kirkby Lonsdale  
Fantastic Investment Opportunity



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Superfast  
Broadband



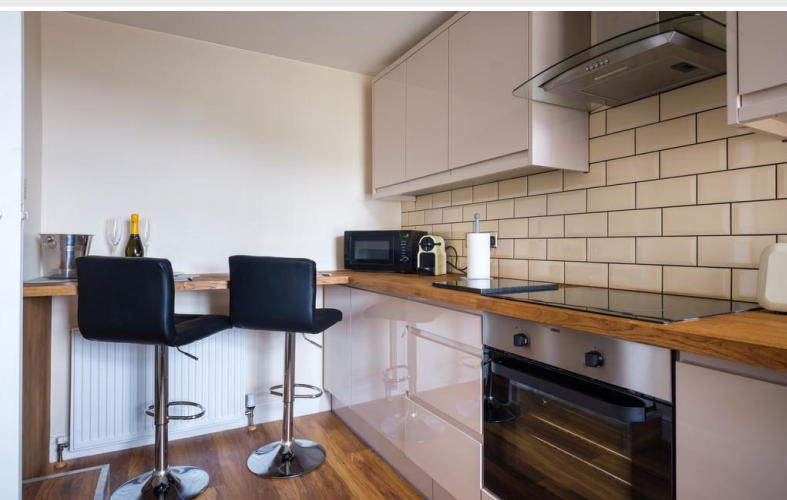
Parking in  
Market Square

Property Reference: KL3512





Apartment One (Living Room)



Apartment One (Kitchen/Dining)



Apartment One (Master Bedroom)



Apartment Two (Open Plan Kitchen)

## Retail Area

The ground floor is currently used as a retail area. It is made up as three main rooms for retail, a kitchenette, a storage room, W.C. The back porch is currently used as a bin storage area and leads to the rear. The kitchenette is fitted with a range of base units with sink and mixer tap.

## Apartment One

Apartment one incorporates, one bedroom with en-suite with a living area and kitchen/diner. Enter the apartment into the private hallway and step down into the beautiful newly refurbished kitchen diner which is fitted with a range of modern white high gloss wall and base units, complementary solid oak worktops and white part tiled splashback. The cabinets are soft close and have integrated appliances that include; Zanussi oven, induction hob with extractor over and dishwasher. There is plumbing for a washing machine and a wall mounted boiler. There is breakfast bar for dining and seats up to two people at a time.

The living area with secondary double glazed windows overlooks the Market Square of Kirkby Lonsdale and enjoys a built in bookcase and cabinets surrounding the fireplace. The bedroom is a spacious double secondary double glazed overlooking the market square. To complete the picture is a stylish three piece suite which incorporates, a low W.C, vanity hand wash basin and double ended jacuzzi bath.

## Apartment Two

Apartment two incorporates, two bedrooms with one en-suite, open plan kitchen/living area, utility room and family bathroom. As you enter the apartment there is hard wood flooring and space to store coats and shoes with a handy understairs cloakroom with W.C. Leading into the kitchen which is fitted with a range of modern grey high gloss base units and floor to ceiling unit with integrated Hotpoint oven and microwave, complementary solid oak worktops and grey part tiled splashback. The cabinets are soft close and have integrated induction hob and matching extractor fan. Sink with mixer tap, integrated dishwasher, fridge and freezer. There is space for a dining table and leads to the open plan living area which features exposed pearling's and window to the front aspect.

Bedroom One is a double bedroom with fitted wardrobe's with hanging space and shelving with a window to the rear aspect and a Velux window and leads into a modern three piece ensuite which comprises of; a vanity low W.C, vanity hand wash basin and bath with shower over and shower screen. Bedroom two is another spacious double bedroom with secondary double glazed overlooking the market square. There is fitted double wardrobes with hanging and shelving space. To complete the picture is a modern family bathroom with W.C, vanity hand wash basin and bath with shower over and shower screen.

### 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 Ruskins View and Devils Bridge. The River Lune runs adjacent to the town providing a lovely circular walk for all along its banks.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

**What3Words:** ///pasta.envisage.drilled

### Services

Mains gas, water and electricity. Hive controlled central heating.

### Tenure

Freehold. Vacant possession upon completion.

The ground floor which is currently let out by the current owners tenants who use the space for their business as a Leasehold. Subject to the remainder of a 3 year lease dated 1st February 2023. A copy of the lease is available for inspection at the office.

### Council Tax

Westmorland and Furness Council.

### 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.

### 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).



Apartment Two (Open Plan Living)



Apartment One (Master En-Suite)



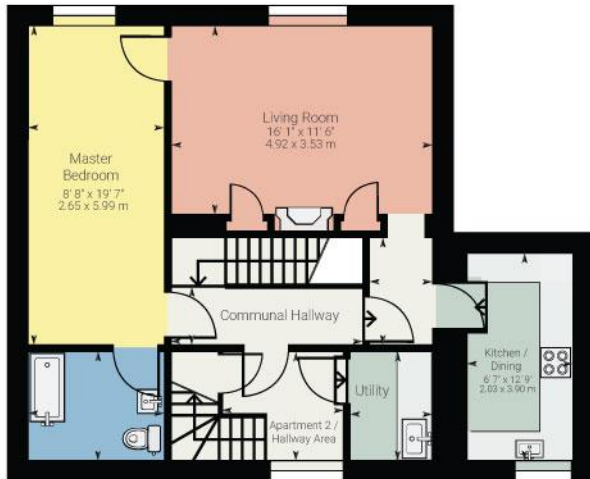
Apartment Two (Master Bedroom)



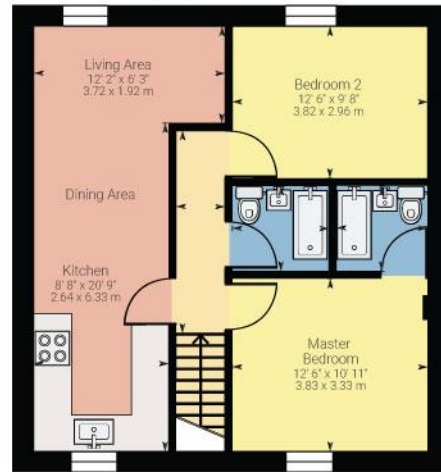
Apartment Two (Master En-Suite)



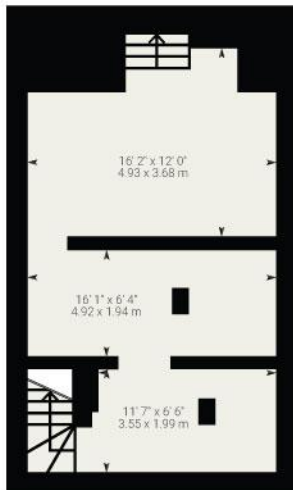
1st Floor (Apartment 1)



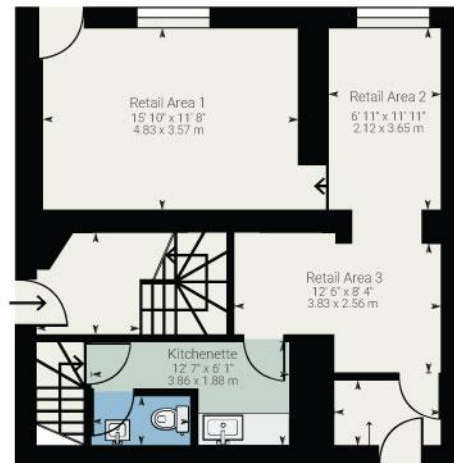
2nd Floor (Apartment 2)



Basement



Ground Floor (Retail Area)



Approximate net internal area: 2324.89 ft<sup>2</sup> / 215.99 m<sup>2</sup>

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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