



## Kirkby Lonsdale

7 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

£19,500 Per Annum - TO LET - Available now

**£19,500 Per annum**

### Quick Overview

Double Fronted - Leasehold Shop Unit

Grade II Listed

Situated in a Fabulous Central Location

Store Room and Useful Cellar, Separate W.C

Available Now



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Property Reference: KL3586





Sales Area



Sales Area



Sales Area



Sales Area

Discover the perfect opportunity to bring your business vision to life with this versatile premises to let in the charming town of Kirkby Lonsdale. Previously operating as a successful café, this space is now ready for immediate occupancy, offering a fantastic foundation for a variety of business ventures.

Nestled in a prime location, the premises enjoy excellent foot traffic and visibility, making it an ideal spot for attracting both locals and visitors alike. The inviting frontage sets the stage for a welcoming atmosphere, while the interior boasts a spacious and adaptable layout, perfect for customisation to suit your business needs.

The property features a functional kitchen area, making it particularly well-suited for a café or eatery. However, its flexible design means it can easily be reimagined to accommodate a retail shop, office space, or any other creative enterprise you have in mind.

Contact us today to arrange a viewing and explore the possibilities that await in this adaptable and well-positioned premises. Whether you're starting a new venture or expanding an existing one, this space is ready to support your success.

#### Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well 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, there are endless opportunities for outdoor adventures.

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.



**Accommodation (with approximate measurements)**

**Front Seating** 18' x 10' 6" (5.49m x 3.2m)

**Seating** 18' x 12' 6" (5.49m x 3.81m)

**Store** 13' 9" x 9' 2" (4.19m x 2.79m)

**Prep Area** 7' 1" x 6' 11" (2.16m x 2.11m)

**Kitchen** 13' x 10' 3" (3.96m x 3.12m)

**Property Information:**

**Services**

Mains gas, water, drainage and electricity

**Tenure**

Leasehold. New lease negotiable in length.

**Business Rates**

Westmorland and Furness Council

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings**

Strictly by appointment with Hackney & Leigh.

**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).



Sales Area



Kitchen

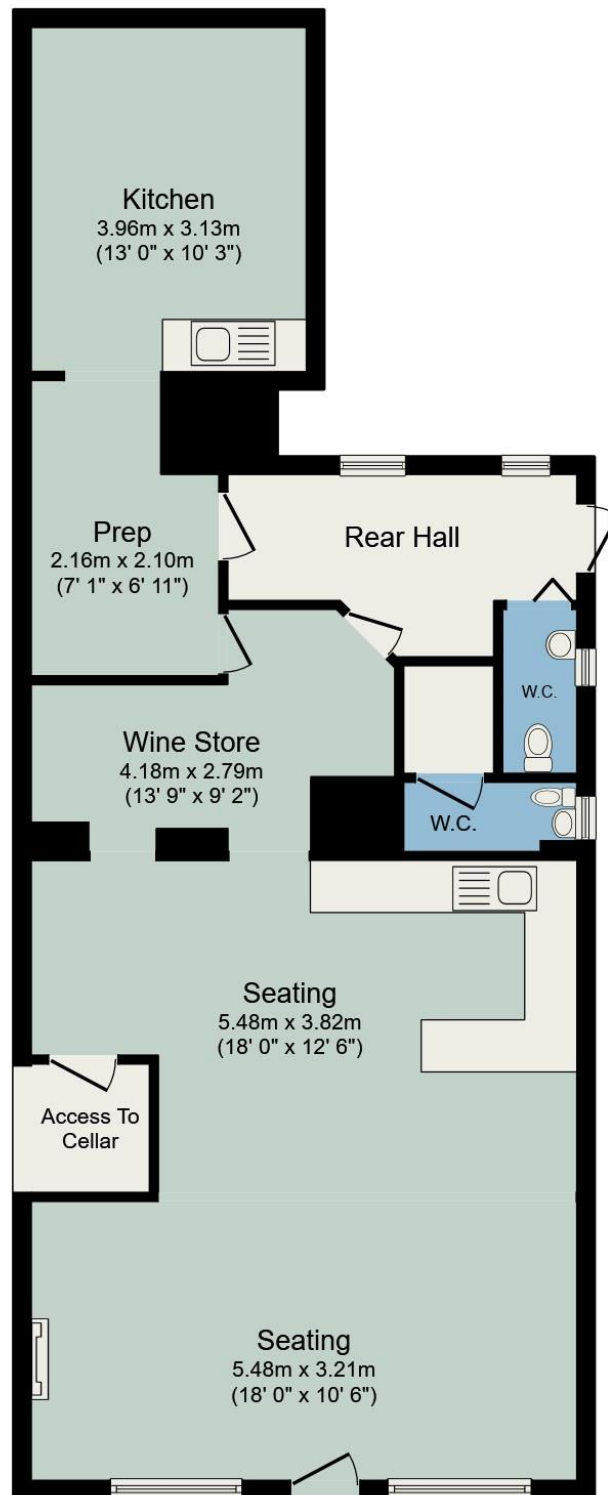


Kitchen



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## Kirkby Lonsdale, Carnforth



**Total floor area 88.2 sq.m. (950 sq.ft.) approx**

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.

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 18/12/2024.

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