



Craftopia, 6 Main Street, Ingleton, LA6 3EB **Price Guide £10,000**

Craftopia is located in the heart of Ingleton - a tourist destination and gateway to the Yorkshire Dales. Well-stocked with an extensive range of yarns, dressmaking fabrics, haberdashery and accessories, the business enjoys good footfall and a growing online trade. Craftopia operates from a leasehold premises, with extensive trade, workshop and stock floorspace, with a charming 2 bed apartment over.

Craftopia



For sale at £10,000 consideration plus stock on valuation. Established in September 2019, Craftopia combines traditional retail with a growing online business. The shop is located in the heart of Ingleton - a thriving and popular tourist destination. Stocked with an extensive range of yarns including, beautiful high-end hand dyed skeins through to budget acrylics, the shop also stocks pretty dressmaking fabrics and all the haberdashery and accessories you'd expect from a good craft shop.

The tourist trade drives good footfall all year round. The beautiful and functional website was launched during the first lockdown and there is real potential to further develop this side of the business, with craft booming during the pandemic. Now for sale due to personal circumstances, the business is established and set up with everything in place for future success and growth. Ill health has meant the shop has only been open 3 days a week and the online store is only currently carrying 5% of available stock. Even with this limited range, the website has been successful.

The iZettle POS system incorporates an iPad and provides stock control, sales, till, receipt printing, barcode scanner and integrates to accountancy package.

The business is for sale for a consideration of £10,000 for the fixtures, fittings, POS system and website. Stock will be sold on valuation at date of sale - typically around £30,000. The business premises and 2 bed apartment are available on a 4 year lease at

£575 PCM through separate negotiation with the landlord. The business is subject to small business rates exemption. The apartment is council tax band B. Gas central heating to apartment.

Contact Fisher Hopper to arrange a viewing and meeting with the owner.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. The village draws in visitors throughout the year and is an ideal base for day trips to the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton.

Shop



Workshop 11'1" x 24'9" (3.38m x 7.55m)



Customers enter via a stable door to the workshop area, which is open to the retail space. This is a flexible area with workshop and retail display. 2 built-in storage cupboards. Display shelving. Exposed beams. Alcove recess. Laminate flooring. Access to stock room.

Retail Space 17'2" x 13'5" (5.22m x 4.10m)



Superb box window to the front aspect for display. Fitted range of display shelving and free-standing units. Counter. Beams. Laminate flooring. Stairs rising to apartment.

Stock Room



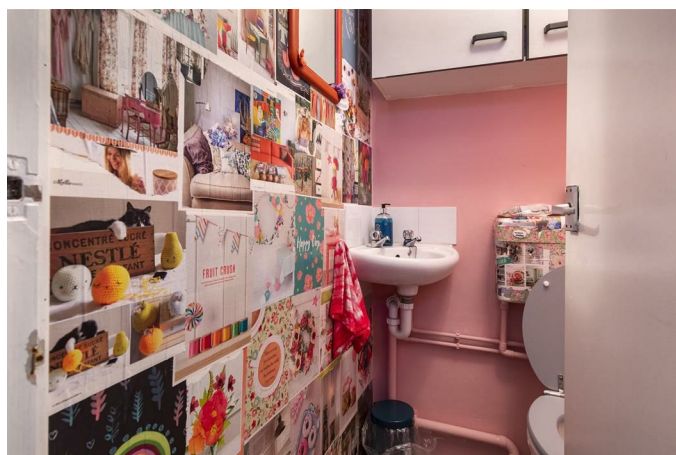
Double doors and window to shared external yard area for bins. Fitted shelves and free-standing storage cupboard. Vinyl flooring. Access to staff kitchenette.

Kitchenette



Staff kitchen area with window to shared yard. Stainless steel sink. Built-in units. Vinyl flooring.

WC



Staff WC with window to the side aspect.

Wash hand basin and WC. Water heater. Cupboard. Vinyl flooring.

Apartment



Landing



Accessed via stairs rising from the retail shop. Storage cupboard. Access to living area. Through to further landing area with window to the front aspect. Exposed beams. Painted floorboards. Radiator. Access to bathroom and bedroom.

Kitchen/Living 22'5" x 14'0" (6.84m x 4.26m)



Characterful reception and kitchen area with window to the front aspect and window to the rear from the kitchen area. The living area has stunning exposed beams. Built-in cupboard. Carpet. Radiator. Door to enclosed stairs rising to top bedroom.

The kitchen area has a range of wall and base mounted units. Stainless steel sink and drainer. Under stair cupboard. Vinyl flooring. Radiator.

Bedroom 10'7" x 11'2" (3.22m x 3.40m)



Good-sized first floor double bedroom with window to the side aspect. Feature recess. Loft access. Carpet. Radiator.

Bathroom



Suite comprising bath with shower over, wash hand basin and WC. Extractor. Beam. Painted floorboards. Heated towel rail.

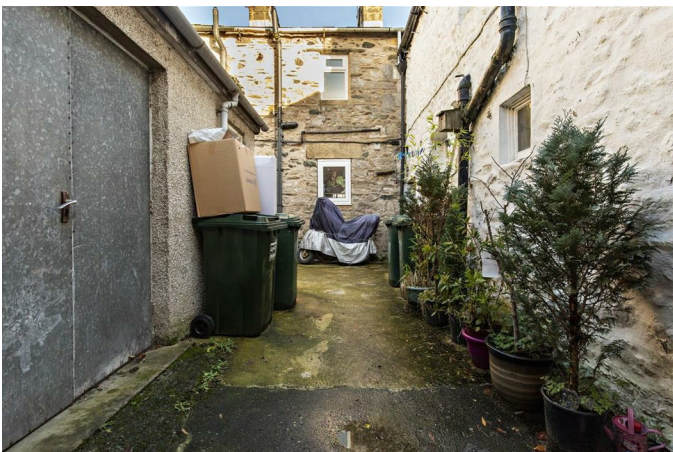
Second Floor

Bedroom 10'6" x 14'1" (3.21m x 4.29m)



Another good double bedroom with 2 skylights. Beams. Carpet. Radiator.

Outside



Shared yard for bins and deliveries.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

