



For Sale

63 Main Street,
Kirkby Lonsdale,
Carnforth, Cumbria,
LA6 2AH

1,014 Sq Ft | 94.2 Sq M

£175,000 for the Freehold

- Prime Location
- Ground floor and basement retail areas
- Current Rental Income £12,000
- £175,000 For the Investment



Description

A rare opportunity to acquire an investment property in the ever popular market town of Kirkby Lonsdale. The property is Grade II Listed. The property comprises ground floor retail premises with WC and kitchenette facilities at the rear and basement retail area accessible via stairs leading down from the front of the shop. The shop sits behind an attractive full width glazed frontage with recessed access door. The freehold on the sale includes includes two long leasehold to the upper floors. Please note, the flats do not pay a regular rent, other than annual ground rent, if demanded. The leaseholder do contribute towards the cost of building repairs.

Location

The property occupies a prime trading position on Main Street, set amidst other local and national retailers to include Spar Convenience Store, Barclays Bank and Platos Wine Bar. Kirkby Lonsdale is a Cumbrian market town situated on the banks of the River Lune. Being located between the Lake District and Yorkshire Dales National Parks, the town is a popular tourist destination as well as being thought of as a desirable residential area with excellent schools, local facilities and communication links.

Accommodation

Area	SQ FT	SQ M
Ground floor	421	39.11
Basement	426	39.58
Total	1,014	94.2

Services

We understand the property is connected with main water, electricity and gas.

EPC

Energy Performance Asset Rating: Band D

Terms

The property is available to purchase freehold at an asking price of £175,000, subject to the existing occupational lease and two long leasehold interests.

Business Rates

The ground floor and basement retail premises have been assessed to have a rateable value of £8,800 per annum. Rates Payable on the current 2022/23 multiplier are £4391.20.

Money Laundering

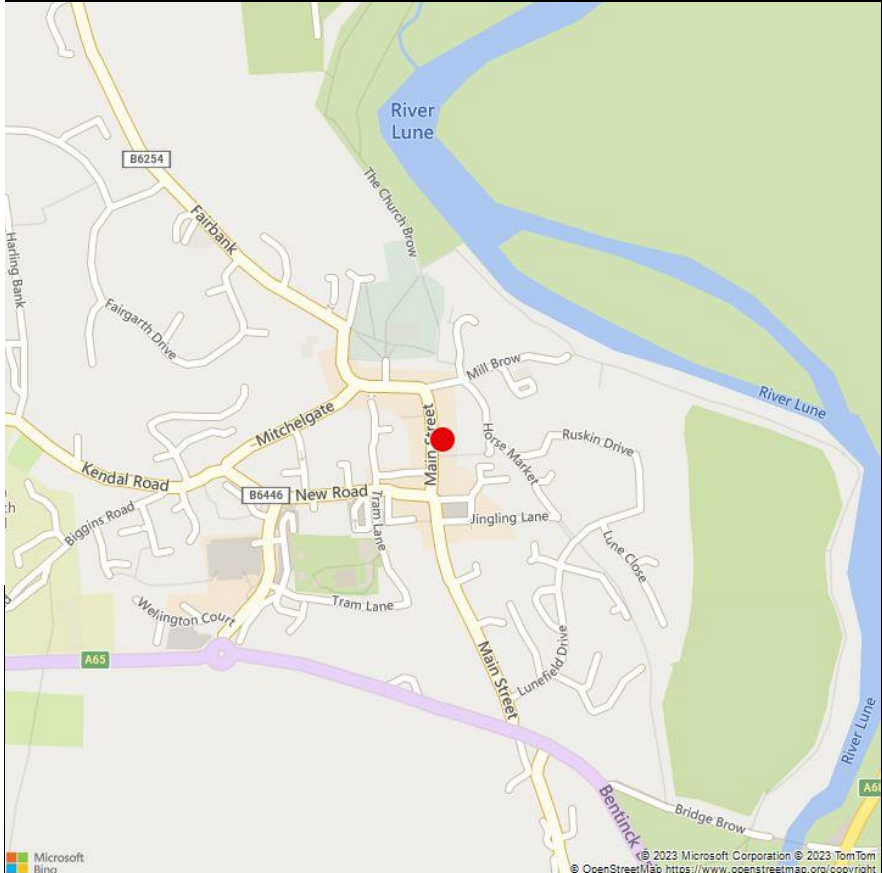
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

Caroline Hayton

caroline.hayton@dmhall.co.uk



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

