



Investment For Sale

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

1,014 Sq Ft | 94.2 Sq M
£159,950 for the Freehold

- Prime Location
- Ground floor and basement retail areas
- Current Rental Income £12,000
- £159,000 For the Investment



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Description

This is a rare opportunity to acquire an investment property in this popular market town. The property is Grade II Listed and 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. *The leaseholders do cover all the costs of the building repairs, maintenance and annual service costs.*

Location

The property occupies a prime trading position on Main Street, nestling amidst other local individual shops, selling Jewellery, Homewares, Food and Restaurant outlets and also high-end public houses. Kirkby Lonsdale is a traditional Cumbria Market town and is a very popular tourist destination located between the popular Lake District and Yorkshire Dales National Parks. Kirkby Lonsdale is also a highly desirable residential location with excellent 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 £159,950, subject to the existing occupational lease and two

long leasehold interests. The leases do allow the purchaser to put the property under a management company.

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.

Legal Costs

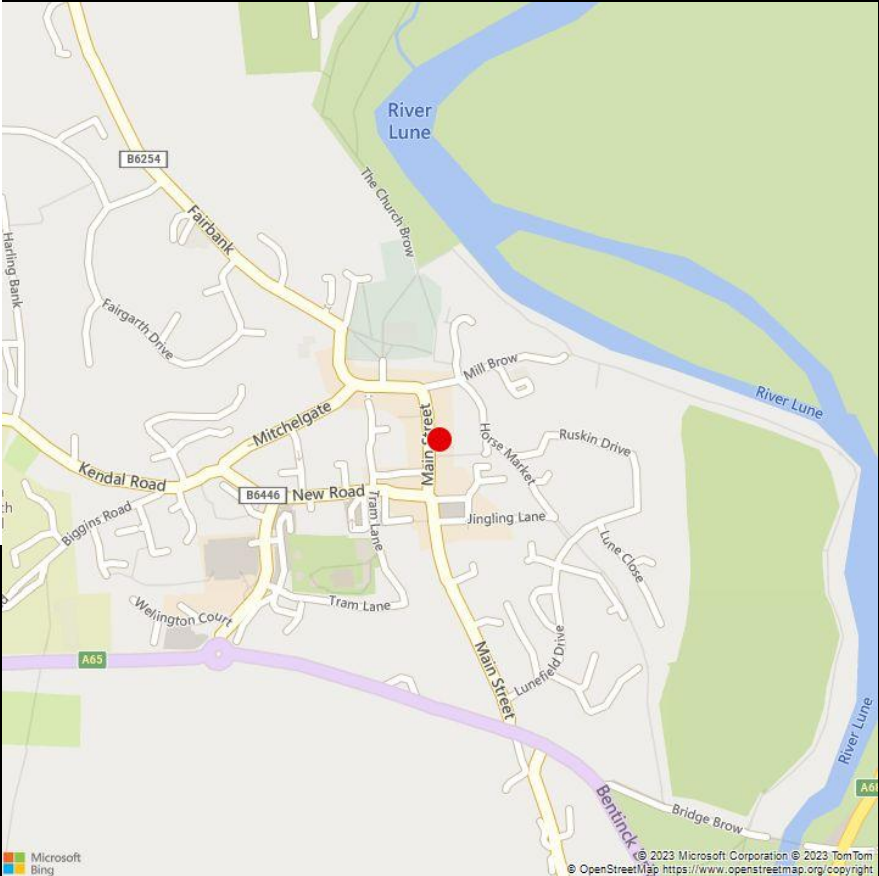
Each party will be responsible for their own legal costs incurred in the transaction.

VAT

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

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.



Contact agent

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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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