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23 Main Street, LA6 3EH

£210,000

Freehold restaurant premises with a spacious apartment above, comprising two double en-suite bedrooms and an open-plan kitchen and sitting room.

A superb lifestyle opportunity in the heart of Ingleton, a thriving gateway to the Yorkshire Dales this property is ideally suited to an owner-operator looking to live on site while running their own restaurant business below. The well-proportioned apartment provides comfortable private accommodation, perfectly complementing the commercial premises on the ground floor.

Ingleton enjoys a strong and consistent tourist trade, attracting walkers, cyclists, cavers and holidaymakers exploring the surrounding Dales countryside. This steady year-round footfall creates an excellent backdrop for a hospitality venture, making this an appealing prospect for those seeking both a home and business opportunity in a highly regarded village setting.

## 23 Main Street

Freehold Licensed Restaurant Premises with Spacious Two Bedroom Apartment Above in Ingleton.

An excellent opportunity to acquire a mixed-use freehold property in the heart of Ingleton, one of the principal gateways to the Yorkshire Dales National Park.

The property is currently leased to an established restaurant/takeaway operator, providing an immediate rental income stream for the owner. The premises comprise a well-configured trade area including restaurant space, commercial kitchen and WC facilities.

Above, arranged over two floors, is a generous two double bedroom apartment with two bathrooms and a balcony providing a private outdoor seating area. The accommodation offers flexibility as a principal residence, holiday home or residential investment, benefitting from UPVC double glazing and gas central heating throughout.

The layout comprises:

Ground Floor: Restaurant, kitchen, WC and separate external access to apartment .

First Floor: Living/dining and kitchen area, double bedroom and bathroom.

Second Floor: Further double bedroom with access to balcony and shower room.

Externally, there is a small rear yard and an area for parking.

Ingleton benefits from a strong year-round tourist trade, making this a compelling opportunity for investors seeking both income and long-term potential. Further details on the lease terms and rental income are available upon request.

## Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

## Property Information

Tenure: Freehold

Services: All Mains

Council Tax Band: A (Apartment)

SBR: Zero rated

## Ground Floor

**Trade Area 16'0" x 11'10" (4.88 x 3.61)**



Reception leads to a trade area, currently operating as a restaurant, tiled flooring, two radiators, bar, window to front aspect.

### Commercial Kitchen 17'3" x 6'0" (5.26 x 1.83)



Commercial kitchen with Altro flooring, part-tiled walls, strip lighting, door through to rear hallway, providing access to rear of property.

### Customer WC

Tiled floor, toilet, wash basin, extractor fan.

### Apartment

#### Porch

Entrance porch with plumbing for washing machine.

#### Hallway

Understairs office area, radiator, staircase to first floor.

### First Floor

### Kitchen 20'2" x 12'0" (6.15 x 3.66)



Slate tiled floor, range of wall and base units with granite style work surfaces, double stainless steel sink, integrated oven and 4-ring hob with extractor over, space for fridge, breakfast bar worktop.

### Sitting Room



Painted wooden floor boards, radiator, fitted shelving with ample storage, double glazed window to front aspect with views to the church.

### Bedroom Two 11'3" x 8'9" (3.43 x 2.67)



Double bedroom with wood effect laminate flooring, radiator, fitted wardrobe, window to rear aspect.

### En-suite Bathroom



Wood effect laminate flooring, radiator, three piece suite in white including toilet, wash basin

and corner bath with shower over, window to rear aspect.

## Second Floor

### Landing

Varnished wood floor boards, staircase to first floor, exposed beams.

**Bedroom One 14'6" x 8'9" (14'7" x 8'10") (4.42 x 2.67 (4.44 x 2.69))**



Double bedroom with varnished wooden floor boards, radiator, two fitted wardrobes with access to eaves, exposed beams, patio door to balcony.

### Shower Room



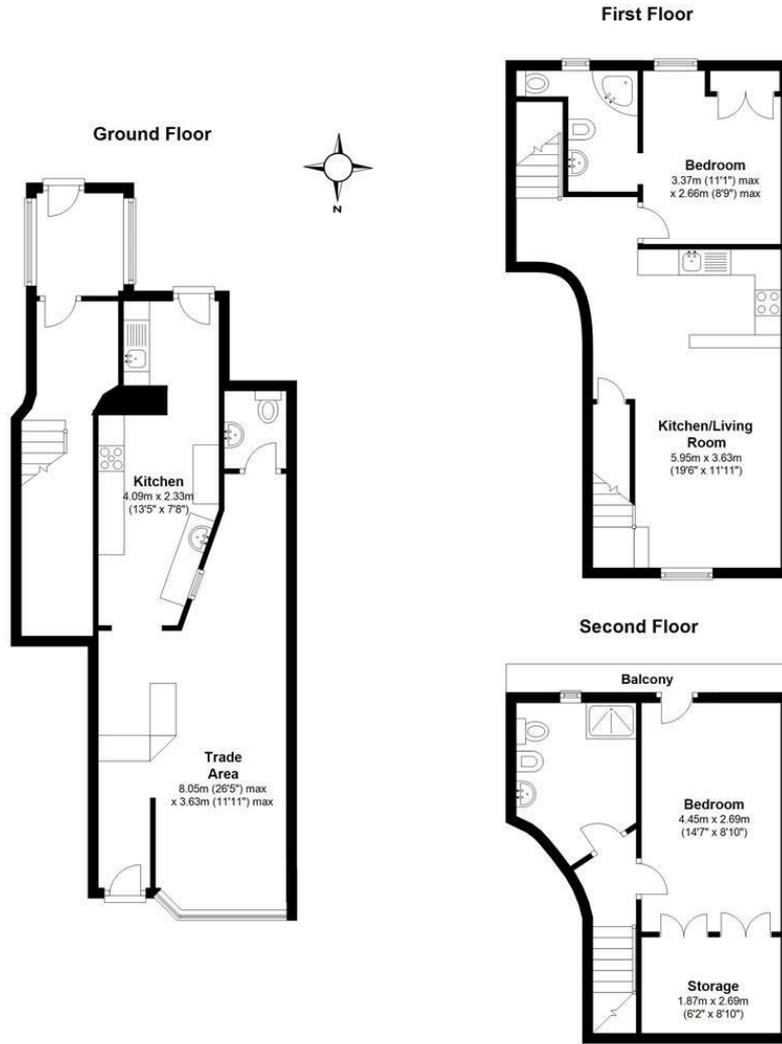
Varnished wooden floor boards, radiator, four piece suite in white including toilet, wash basin, bidet and shower cubicle, window to rear aspect.

## External

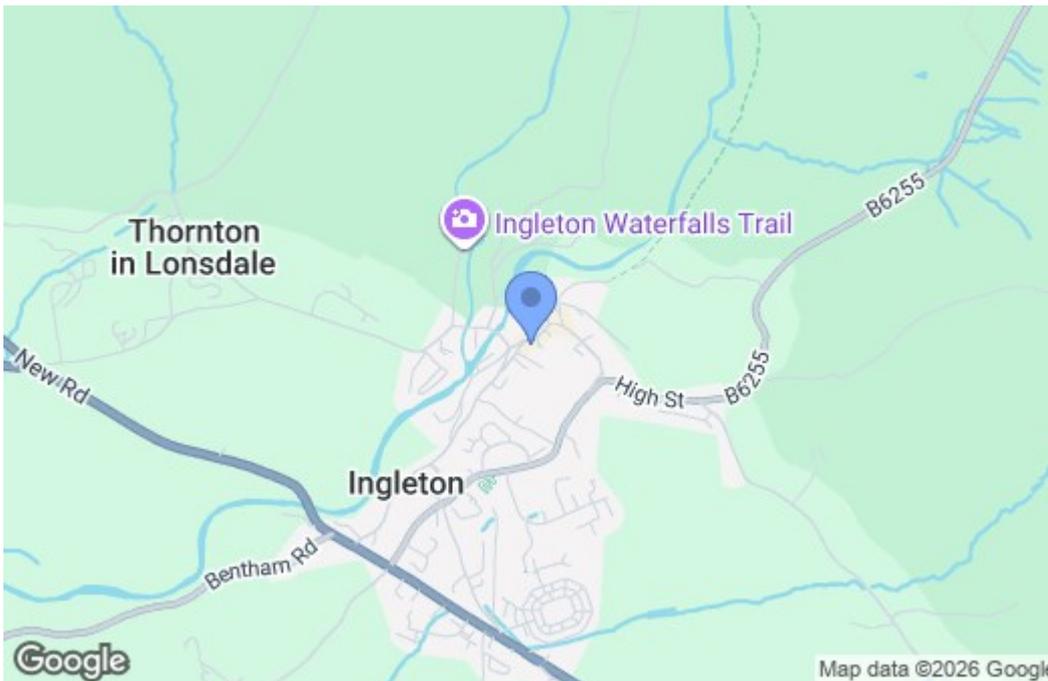
### Rear

Space for off road parking in yard. Separate access to trade area and apartment.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	