



## **2 Main Street, Ingleton, LA6 3EB**

### **Offers In The Region Of £80,000**

Freehold ground floor retail shop located in heart of the popular village of Ingleton, on the western edge of the Yorkshire Dales.

## 2 Main Street

Located in the heart of this popular tourist destination, a rare opportunity to acquire a ground floor, freehold retail premises. 2 Main Street will appeal to business owners seeking their own retail premises and has obvious appeal to commercial let investors. The property has most recently been valued at £600 PCM: a 9% Gross Yield. Floor space extends to approx. 25 sq. m.

Ingleton is a key destination for holiday makers and day trippers, and the property is well-situated in the heart of the village, with high footfall during the summer season. A gateway to the stunning Yorkshire Dales National Park and within easy driving distance of the Lake District, the village attracts outdoor pursuits enthusiasts all year round. The limestone karst scenery of the Dales is a draw for hikers, cavers and cyclists. At the foot of Ingleborough - one of the Yorkshire Dales 3 Peaks - Ingleton is also famous for its spectacular waterfalls walk. With camping sites and holiday lets, this a great location for the increasingly popular staycation.

Comprising a retail shop, with staff kitchen and cloakroom, 2 Main Street is available with no chain. The shop is in a pleasant, small paved square on Main Street, in the retail area of the village.

### Property Information

Freehold ground floor property. A1/A2 Retail and Financial/Professional services. Rateable Value: £4,100 before small business rates relief. Mains water and electricity. Note: first floor flying freehold over. Suitable for retail, cold food and office use.

### Retail Shop 21'0" x 10'7" max (6.41m x 3.23m max)

Retail shop space with customer entrance to the front aspect. 2 large timber framed double glazed display windows to the front aspect and 1 to the side. Feature exposed beams and stone fireplace. Cupboard housing consumer unit. Shelving. Vinyl flooring. Access to staff kitchen.

### Kitchen 3'10" x 8'7" (1.17m x 2.62m)

Staff kitchen with stainless steel sink and drainer and built-in unit. Extractor. Vinyl flooring. Access to cloakroom.

## WC

Cloakroom with wash hand basin and macerator WC. Extractor. Shelving. Vinyl flooring.

### 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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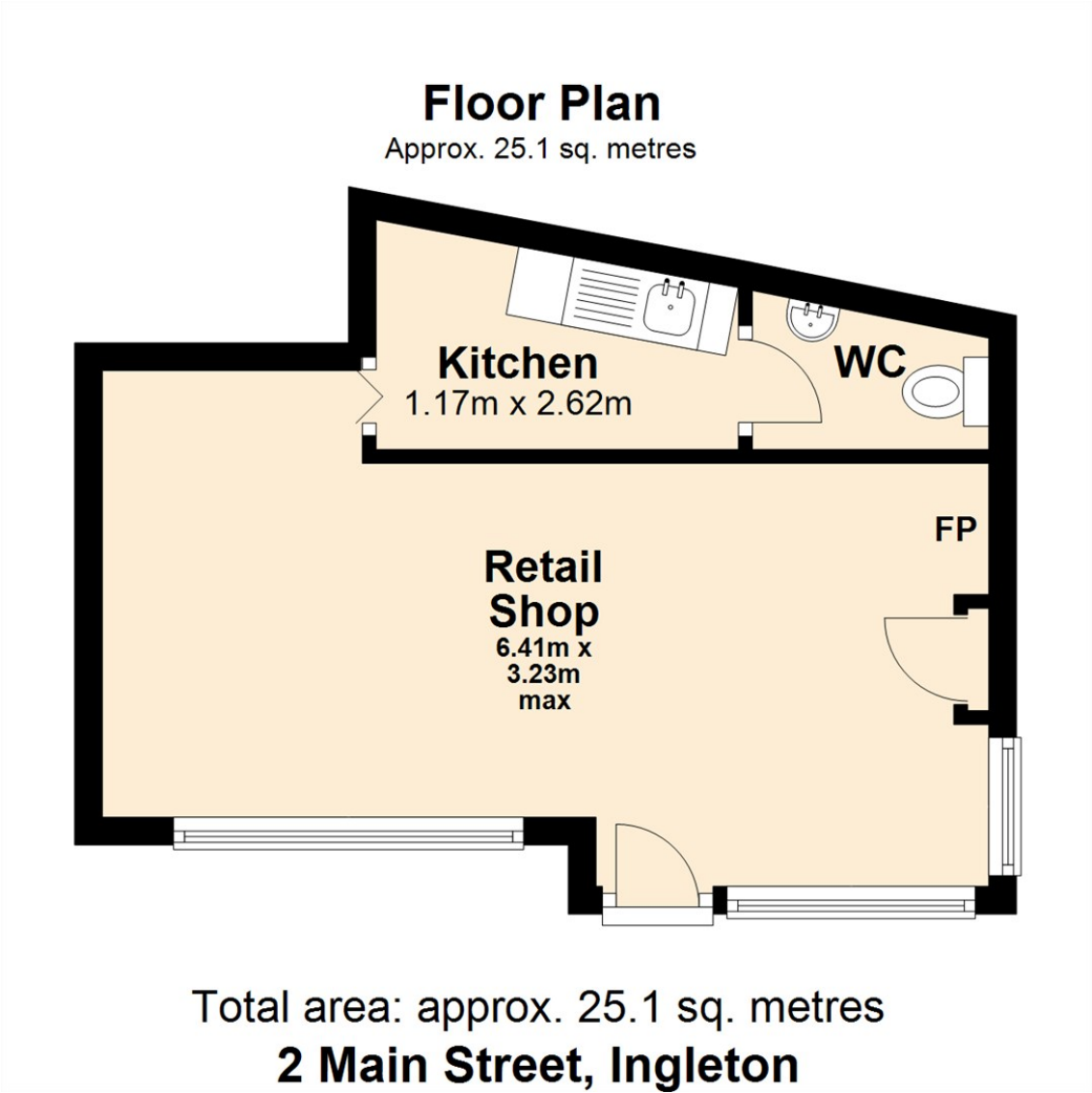
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### 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

