



Bernie's, 4 Main Street, Ingleton, LA6 3EB
Asking Price £1,200

Bernie's of Ingleton has been trading since the 1950s. Large restaurant with fully equipped catering kitchen. 5 bed residential flat over. New lease available for payment of £1,200. £1,200 PCM thereafter. Available from 1st May 2023.

Bernie's of Ingleton



Bernie's of Ingleton has been trading since the 1950s and is a key destination for visitors to the village. In a prime location, the restaurant area extends to over 640 sq. feet, with counter service area, customer toilets, cellar and large catering kitchen. A spacious 5 bedroom flat provides versatile living accommodation and additional storage.

Outside and to the rear, a large balcony is accessed from the first floor. A yard area contains 3 useful outbuildings for storage, along with bin storage.

The lease is now available for £1,200. The premises is subject to a new repairing 5 year lease at £1,200 PCM. Available from 1st May 2023.

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. As a gateway to the Yorkshire Dales, it is a key destination for hikers, cyclists and caving enthusiasts.

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.

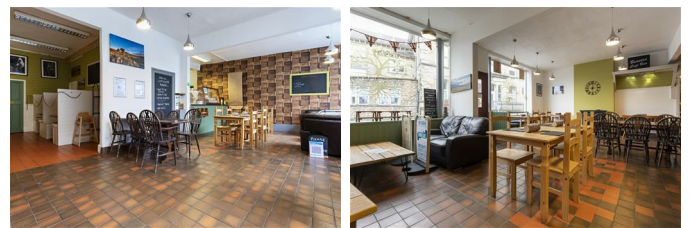
Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Rateable value on the restaurant is currently £10,250. Residential flat is Council Tax Band C. All mains supplies with gas central heating to the flat.

Ground Floor

Restaurant 16'2" x 28'10" (4.92m x 8.80m)



Generous restaurant with double frontage to Main Street and customer entrance. Counter. Fireplace. Tiled floor. Open to rear customer seating area.

Restaurant (Rear)



Additional restaurant area with fitted tables and bench seats. Fireplace. Display shelving and cabinet. Tiled floor. Access to hall and customer toilets.

Cloakroom 11'10" x 5'5" (3.61m x 1.64m)

Two cubicles, each with window to the rear. Wash hand basin. Tiled floor.

Counter

Fitted counter with till and food display

cabinet. Base mounted units and worktop to the rear and space for drinks cooler. Tiled floor.

Hall

Central hall providing access to the cellar, catering kitchen and counter area. Tiled floor. Carpeted stairs rising to the first floor.

Preparation Area 8'0" x 9'8" (2.43m x 2.94m)

Range of fitted worktops. Double stainless steel sink and drainer. Wash hand basin. Shelving. Gas central heating boiler. Tiled floor.

Cellar 13'7" x 10'8" (4.15m x 3.24m)

Accessed via the hall, a useful cellar storage area.

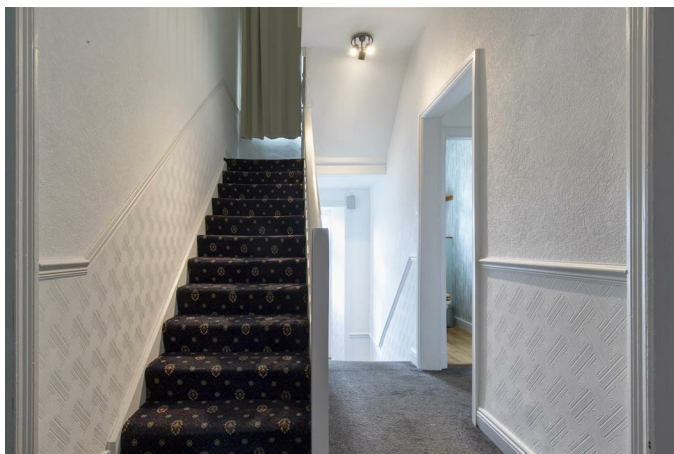
Catering Kitchen 16'3" x 22'3" (4.95m x 6.78m)



Good-sized kitchen with external door to the rear yard, window to the rear aspect and 2 to the side. Range of fitted stainless steel worktops. Sink. Double and single cooker. Dishwasher. Plate warmer. Bain Marie warmer. Fridge. 2 freezers. Extractor. Tiled floor.

First Floor

Landing



Door from half-landing to rear balcony. Dado rail. Period balustrade. Large storage cupboard. Carpet. Access to kitchen, lounge, bedroom, cloakroom and bathroom. Stairs rising to the second floor.

Lounge 16'2" x 17'6" (4.94m x 5.33m)



Spacious lounge with 2 windows to the front aspect. Period fireplace. Ceiling rose. Architrave and picture rail. Carpet. Radiator.

Kitchen 20'2" x 11'2" (6.14m x 3.40m)



Large kitchen with window to the front aspect. Space for table. Range of wall and base mounted units. Integral oven and hob. Sink with drainer. Architrave. Laminate flooring. Radiator.

Bathroom



Bathroom with window to the rear aspect. Suite comprising, bath, wash hand basin and shower cubicle. Extractor. Tiled floor. Heated towel rail.

WC

Separate cloakroom with window to the rear aspect. WC. Laminate flooring.

Bedroom 1 16'2" x 11'9" (4.92m x 3.57m)

Good-sized double bedroom with window to the rear aspect. Carpet. Boxed radiator.

Balcony 16'3" x 22'3" (4.95m x 6.78m)



Accessed from the first floor half-landing, a large balcony with steps down to the yard.

Second Floor

Landing

Landing with window to the rear. Dado rail. Period balustrade. Loft inspection hatch. Carpet. Access to 4 bedrooms.

Bedroom 2 20'2" x 11'2" (6.14m x 3.40m)



Good-sized double bedroom with windows to the side and front aspects. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 3 16'0" x 12'0" (4.88m x 3.67m)



Good-sized double bedroom with window to the front aspect. Beams. Carpet. Radiator. Access to storage area.

Storage

Useful storage area with access to further space in eaves.

Bedroom 5 12'1" x 9'6" (3.69m x 2.90m)



Single bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 4 12'8" x 11'6" (3.87m x 3.50m)

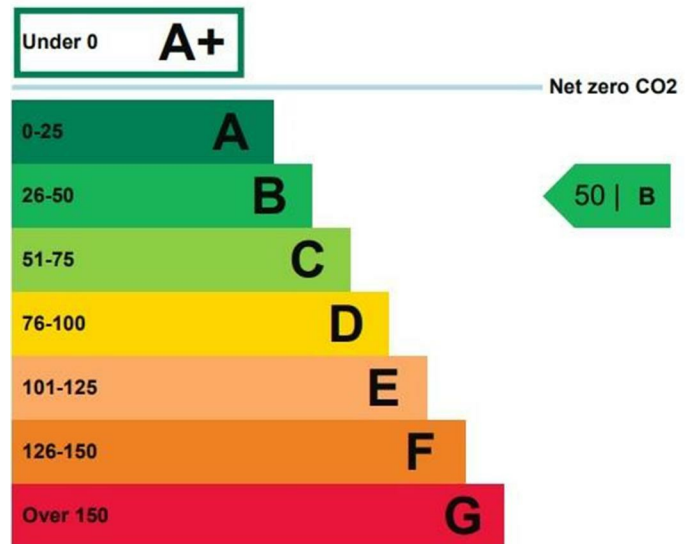
Further double bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Fitted desk. Carpet. Radiator.

Outside



Yard with pedestrian right of access across rear of adjacent property. 3 outbuildings. Bin storage area. Steps rising to balcony.

Commercial EPC



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

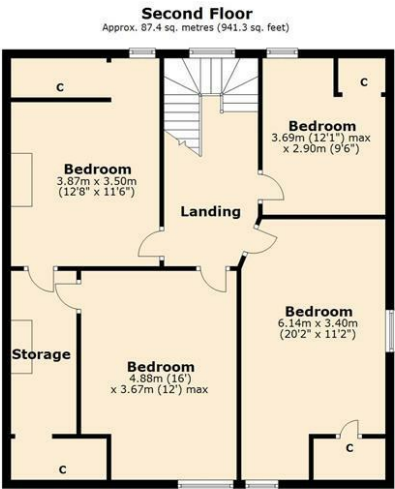
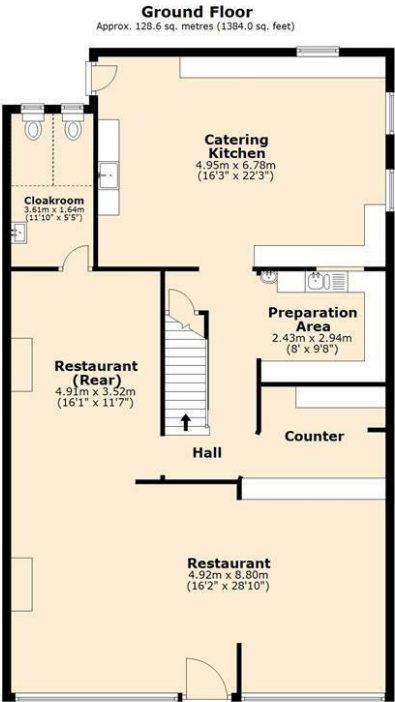
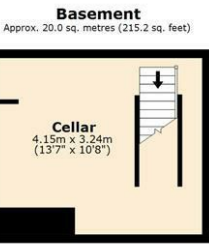
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FLOOR PLANS

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

Floor Plan



Total area: approx. 323.8 sq. metres (3485.8 sq. feet)
4 Main Street, Ingleton

Area Map

