

42 Main Street, LA2 7HN

Offers Around £275,000

Substantial investment property in the heart of High Bentham, a popular market town. Currently let to the Bentham Hub - a thriving local organization raising funds for good causes in the area - the property extends to approx. 3,000 sq. ft. over 3 floors.

Prior Approval has been obtained to convert 42 Main Street into a mix of residential and commercial accommodation - providing further options for investors and developers.

Available with no chain, viewings are conducted outside of trading hours.

42 Main Street



The ground floor accommodation briefly comprises a generous double-fronted retail shop with excellent display windows, together with a staff kitchen and office/store.

The first floor currently provides further commercial space, arranged as three large showrooms with a staff cloakroom. Planning permission has already been granted to convert this upper accommodation into two self-contained flats—one at first-floor level and one at second-floor level.

In addition, prior planning approval was granted for revised plans proposing an alternative scheme comprising a bedsit on the first floor, alongside two self-contained duplex flats arranged vertically and spanning both the first and second floors. This approved scheme would provide three residential units in total, with each flat benefiting from private accommodation across both levels.

Outside, there are two secure stores to the rear, with a locked passageway providing access to a small yard and fire escape. Under either conversion scheme, these stores could serve as utility rooms and provide practical access for the residential units.

A prominent mixed-use property occupying a central position on Main Street, High Bentham, offering an excellent opportunity for developers and investors.

The property benefits from prior planning

permission for three self-contained residential flats, with a commercial unit retained at ground-floor level, providing a clear and deliverable development scheme.

Arranged over multiple floors, the building offers well-proportioned accommodation suited to the approved plans. Prior planning permission is in place, removing planning risk and enhancing the appeal of this town-centre opportunity.

High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

Property Information

Tenure: Freehold property

SBR: Rateable Value: £12,000 TBC

Services: Mains electricity, water and drainage

Currently let to The Bentham Hub.

Details of the Prior Approval Notification and related plans can be found via the Planning portal. Application Number: 2021/23113/OTHERS. Changes to the current plans would require written consent.

Revised plans (not approved) are available via our office

Ground Floor

Shop 30'3" x 23'11" (9.22m x 7.28m)



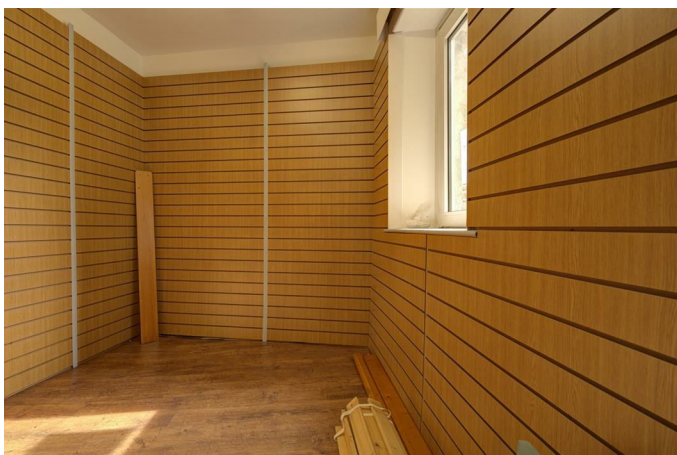
Large retail shop space with laminate flooring, 2 electric radiators, range of fitted shelves, access to side office/store and staff kitchen, stairs rising to first floor, UPVC double glazed window to the side aspect, double display windows and customer entrance to the front aspect.

Staff Kitchen 7'9" x 12'3" (2.35m x 3.73m)



Laminate flooring, electric radiator, sink with drainer, fitted desk and shelving, UPVC double glazed window to the rear aspect.

Office/Store 7'1" x 10'1" (2.16m x 3.08m)



Laminate flooring, electric radiator, sink with drainer, fitted desk and shelving, UPVC double glazed window to the rear aspect.

First Floor

Showroom One



Large room with fitted carpet, access to 2 further showrooms, 2 UPVC double glazed windows to the front aspect and 2 to the side aspect.

Showroom Two



Impressive showroom space with fitted carpet, 3 electric radiators, exposed beams and fireplace, timber framed single glazed window to the front aspect and 2 to the side aspect, fire escape door to the rear.

Showroom Three 21'0" x 12'1" (6.41m x 3.69m)



A further showroom space with fitted carpet and laminate flooring, electric radiator, access to cloakroom and stairs rising to second floor, UPVC double glazed window to the front aspect.

Cloakroom



Laminate flooring, WC and wash hand basin, single glazed sash window to the rear aspect.

Second Floor

Landing



Exposed floorboards, period balustrade, access to 2 bedrooms and workshop, timber framed single glazed window to the rear aspect.

Bedroom 1 13'11" x 12'2" (4.23m x 3.70m)



Double room with exposed floorboards, period fireplace, UPVC double glazed window to the front aspect.

Bedroom 2 14'3" x 6'7" (4.35m x 2.00m)



Exposed floorboards, fitted shelving, single glazed sash window to the rear aspect.

Workshop 28'11" x 11'9" (8.82m x 3.58m)



Exposed floorboards, exposed beams, platform storage area over, 2 UPVC double glazed windows to the front aspect, 2 to the side aspect, timber framed single glazed window to the rear aspect.

Outside



2 lockable stores, passage to rear yard.

Stores



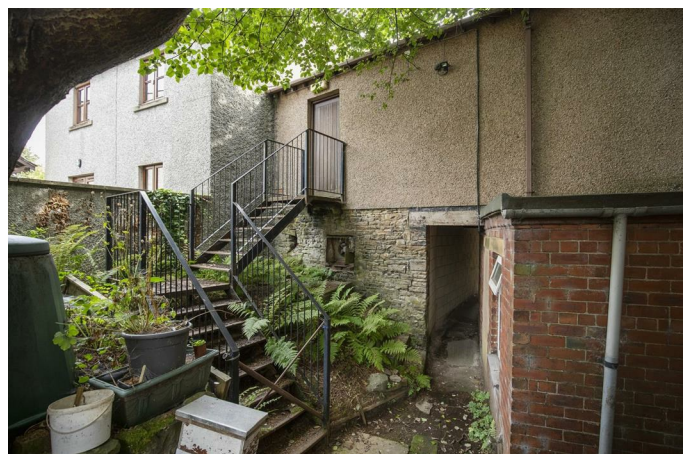
Store 1

Lock-up store accessed via Tweed Street.

Store 2

Lock-up store accessed via Tweed Street.

Yard

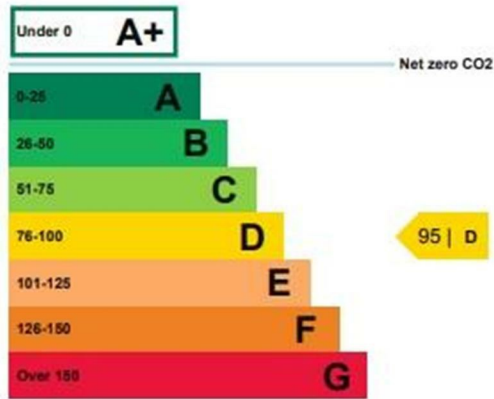


Rear yard with fire escape.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:
<https://shorturl.at/zAqJj>

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from:

Napthens Solicitors & Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

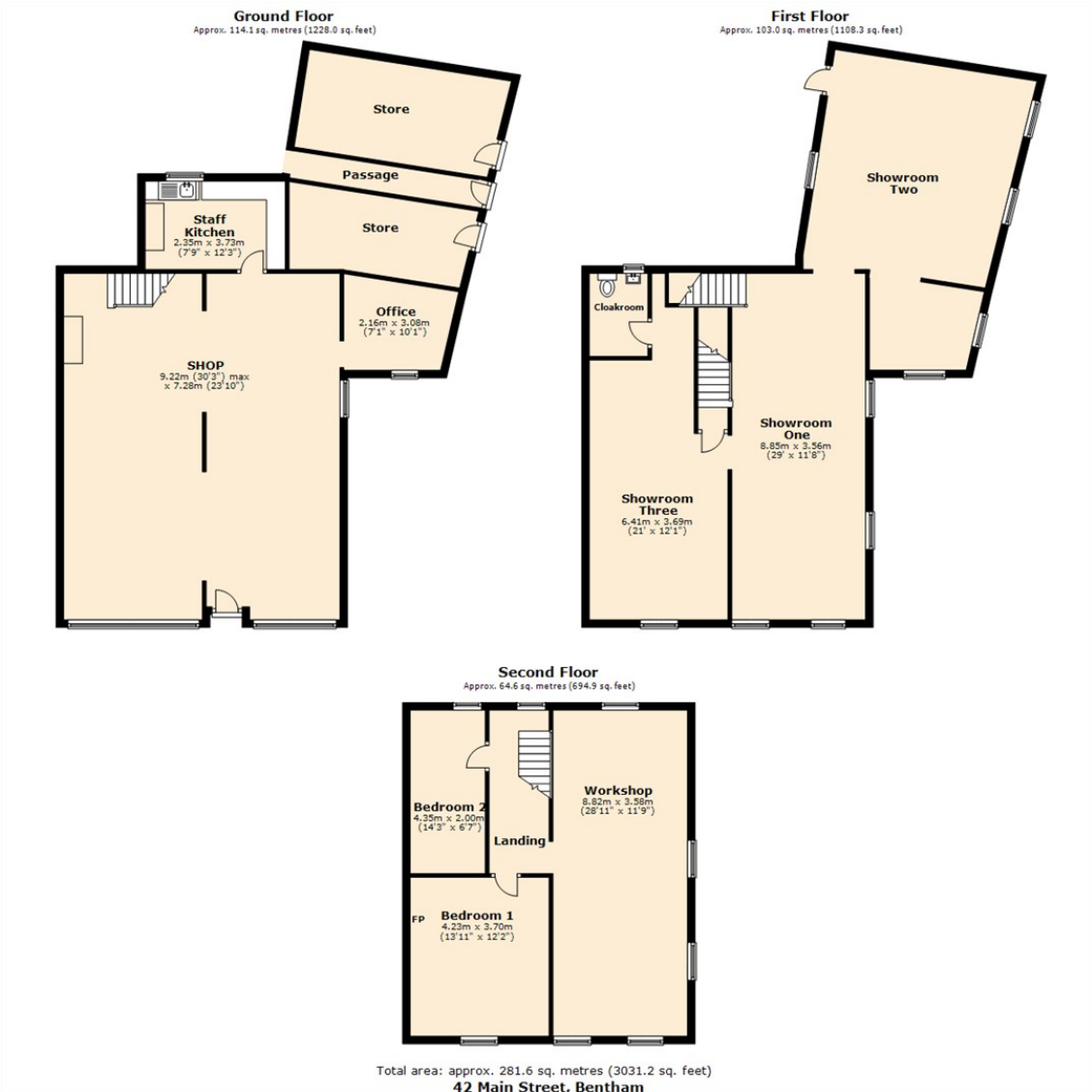
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

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

