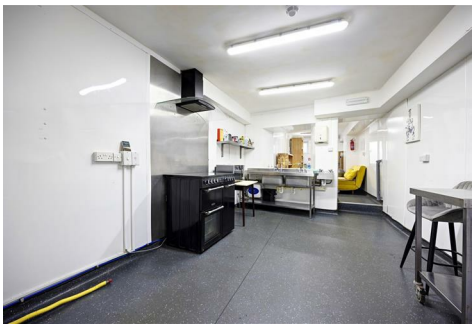
FISHER HOPPER
ESTATE AGENTS

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19 Main Street, Ingleton, LA6 3EB

£170,000

An exciting mixed-use investment opportunity in the heart of Ingleton, a popular gateway to the Yorkshire Dales National Park. Comprising of retail premises and a one-bedroom flat, the property currently generates an approximate gross yield of 7%.

19 Main Street

Situated in the centre of the ever-popular village of Ingleton, a thriving tourist destination and gateway to the renowned Three Peaks Country, this mixed-use property presents an excellent opportunity for investors or owner-occupiers seeking a prominent commercial premises with residential accommodation above.

The ground floor commercial unit has most recently operated as a café and takeaway and offers well-appointed accommodation comprising a welcoming trade area, fully equipped commercial kitchen, dedicated food preparation and storage area, together with a customer/staff WC. The premises have been extensively refurbished in recent years and are considered suitable for a variety of commercial uses, subject to any necessary consents.

To the first floor is a self-contained one-bedroom apartment, currently occupied by a long-standing tenant who wishes to remain in situ, providing immediate rental income. The accommodation comprises an open-plan kitchen and sitting room, double bedroom and shower room.

An ideal opportunity for investors seeking an income-producing asset or purchasers looking to establish their own business in this highly desirable village setting.

Property Information

Tenure: Freehold
Residential apartment Council Tax Band A.
Shop rateable value from 1st April 2023: £5,900.
Services: All mains with gas central heating to apartment.
Fire Risk Assessment and Asbestos Reports in place, with fire alarm system installed in 2023.
EPC Ratings:
Apartment EER: 52 EIR: 51
Commercial EPAR: 78

Income & Yield

The commercial shop is currently operated as a café generating £500 PCM due to end July 2026.

The 1 bedroom flat is currently let on an AST to a happy tenant at £500 PCM.

Based on these figures, a gross yield of approx. 7% is available for let investors.

Commercial

Trade Area 17'9" x 16'11" (5.41m x 5.16m)



Vinyl flooring, fitted counters, under stairs cupboard, double glazed window and door to front aspect.

Kitchen 14'8" x 10'6" (4.46m x 3.19m)



Catering kitchen with vinyl flooring, stainless steel preparation tables, double cooker with extractor hood over, stainless steel double sink, fridge freezer and fridge.

Food Prep 14'1" x 7'11" (4.29m x 2.42m)



Food preparation or storage area with vinyl

flooring, double glazed window and door to rear aspect.

Cloakroom





Vinyl flooring, wash basin, toilet, extractor fan storage space, double glazed window to the rear aspect.

Outside
Gated bin storage area to rear aspect.

Residential

Entrance Hall
Carpeted stairs to first floor landing providing access to the apartment, cupboard housing consumer unit, double glazed door to the front aspect.

Open Plan Kitchen/Sitting Room 3'10" x 11'9" (1.17m x 3.59m)



Vinyl flooring, radiator, range of wall and base units, single drainer sink, integrated oven and hob with extractor hood over, large storage cupboard with plumbing for washing machine, feature electric fire to living area, cupboard housing gas central heating boiler, double glazed window to front aspect and 3 skylights.

Bedroom



Double bedroom area with vinyl flooring, radiator, exposed beams and rafters, double glazed window to the rear aspect.

Shower Room



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan, light tunnel.

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, a non refundable onboarding fee of £25.00 (inc. VAT)

per person 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.

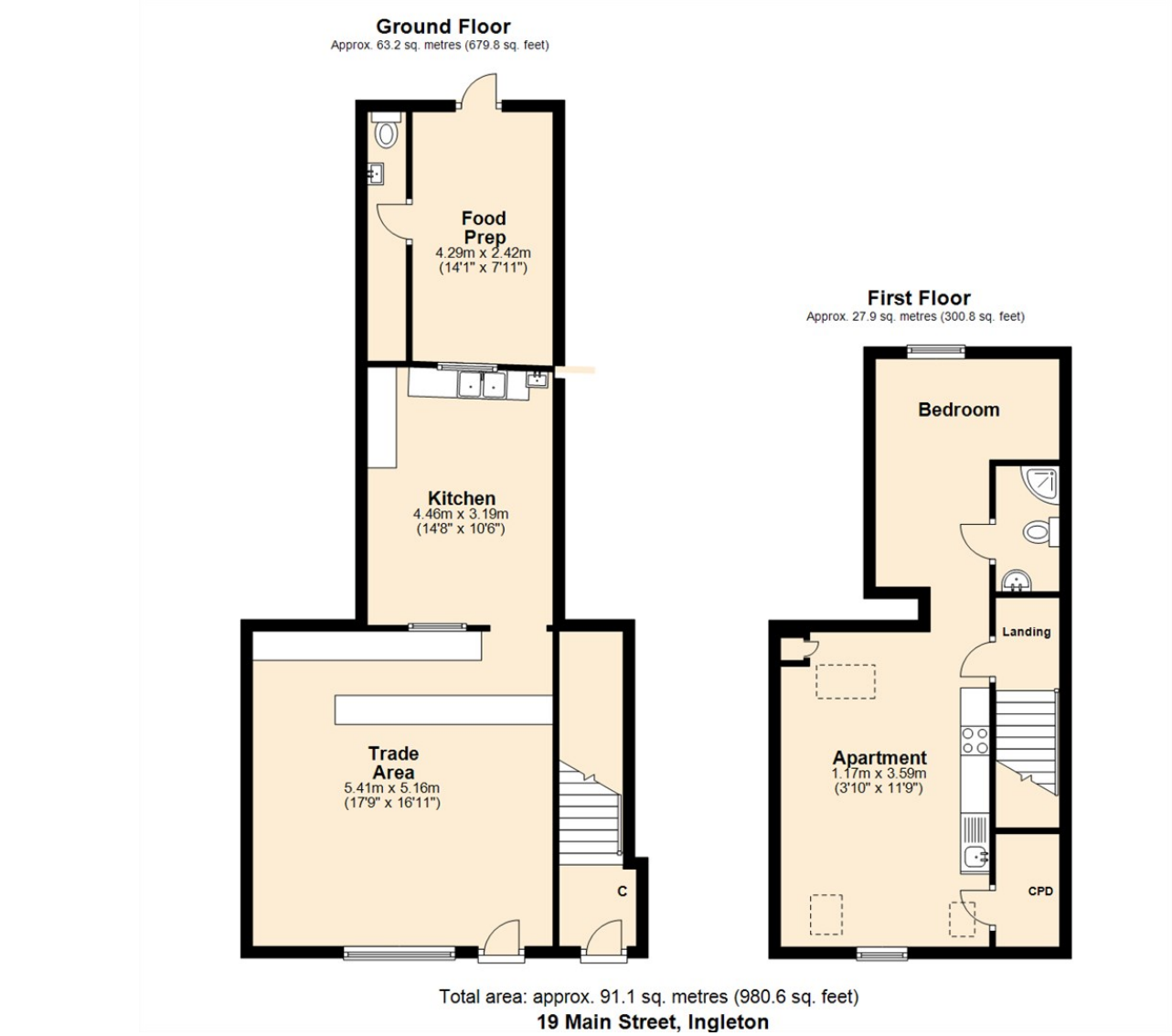
INTRODUCERS FEES
Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

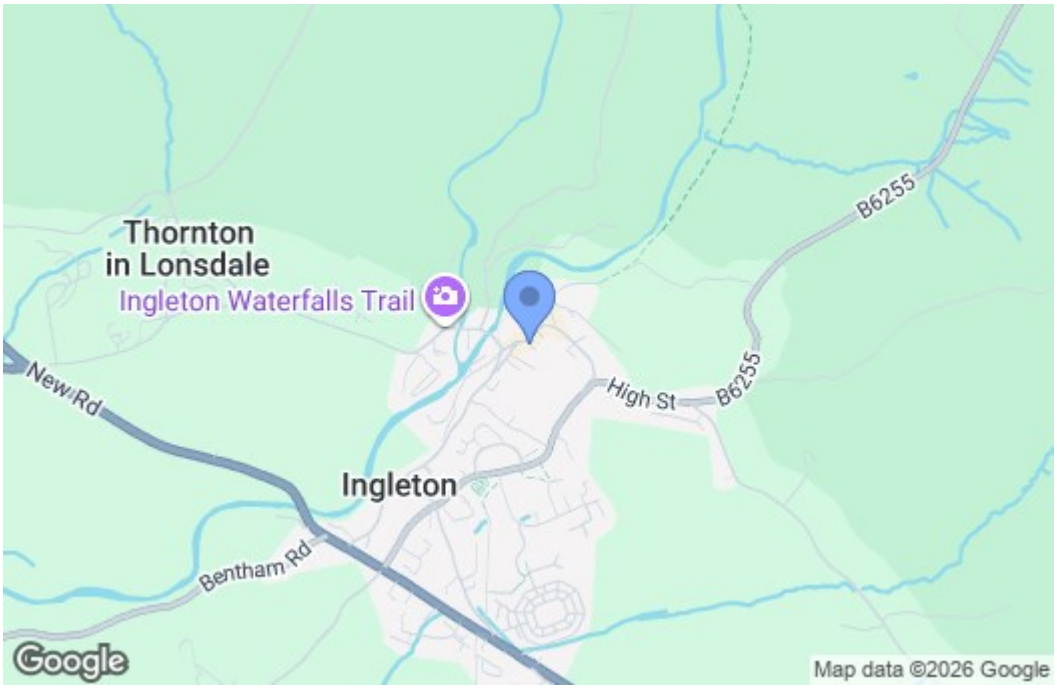
FISHER HOPPER
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN.
Company Director: M. Alexander
The office address for Fisher Hopper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



Energy Efficiency Graph

