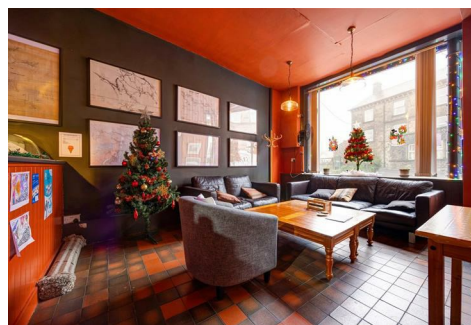




Bernie's 4 Main Street, Ingleton, LA6 3EB **Offers In The Region Of £225,000**

Bernie's of Ingleton has been trading since the 1950s. Large restaurant with fully equipped catering kitchen. 5 bed residential flat over. Available Now with no onward chain.

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.

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 £10,500. 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, tiled floor, fireplace, counter, open to rear customer seating area.

Restaurant (Rear)



Additional restaurant area with tiled floor, fireplace, fitted tables and bench seats, display shelving and cabinet, access to hall and customer toilets.

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

Tiled floor, wash hand basin, two cubicles, each with window to the rear.

Counter

Tiled floor, fitted counter with till and food display cabinet, range of base mounted units and worktop to the rear and space for drinks cooler.

Hall

Central hall providing access to the cellar, catering kitchen and counter area with tiled floor, carpeted stairs rising to the first floor.

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



Tiled floor, range of fitted worktops, hand wash sink, double stainless steel drainer sink, shelving, gas central heating boiler.

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 tiled floor, range of fitted stainless steel worktops, sink, double and single cooker, dishwasher, plate warmer, Bain Marie, fridge, 2 x freezers, extractor, window to the rear aspect and 2 to the side, external door to the rear yard,

First Floor

Landing



Fitted carpet, large storage cupboard, dado rail, period balustrade, access to kitchen, lounge, bedroom, cloakroom and bathroom, stairs rising to the second floor, door from half-landing to rear balcony.

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



Spacious lounge with fitted carpet, radiator, period fireplace, ceiling rose, architrave and picture rail, 2 x windows to the front aspect.

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



Large kitchen with wood laminate flooring, radiator, range of wall and base mounted units, integral oven and hob, sink with drainer, space for table, architrave, window to the front aspect.

Bathroom



Tiled floor, heated towel rail, bath, wash hand basin and shower cubicle, extractor, window to the rear aspect.

WC

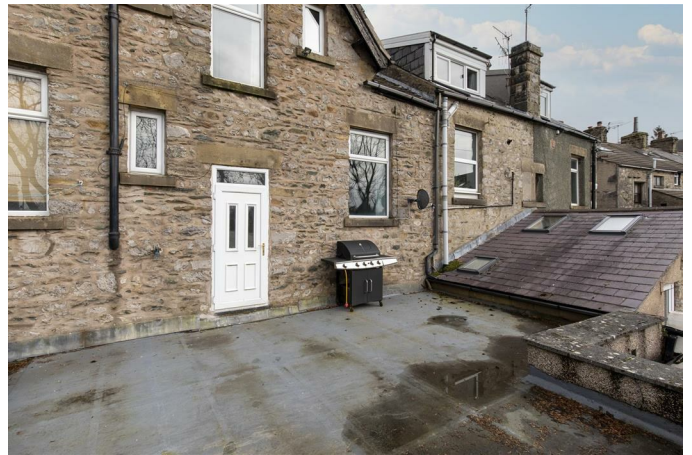
Separate cloakroom with wood laminate flooring, toilet, window to the rear aspect.

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



Good-sized double bedroom with fitted carpet, boxed radiator, window to the rear aspect.

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

Fitted carpet, dado rail, period balustrade, loft inspection hatch. Access to 4 bedrooms, window to the rear aspect.

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



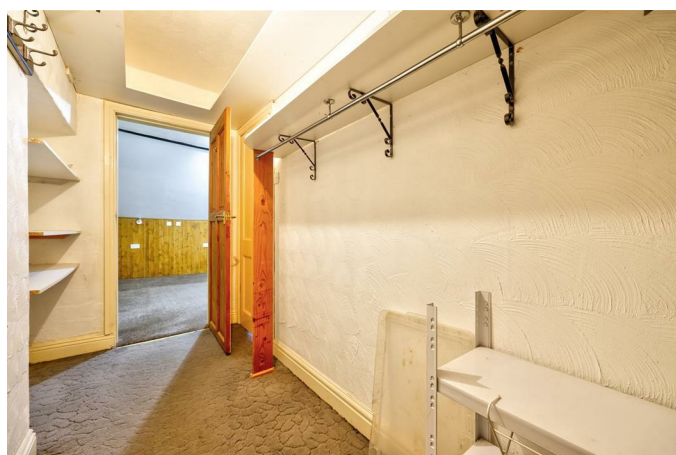
Good-sized double bedroom with fitted carpet, radiator, under-eaves storage cupboard, exposed beams, windows to the side and front aspects.

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



Good-sized double bedroom with fitted carpet, radiator. exposed beams, window to the front aspect.

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 fitted carpet, radiator, under-eaves storage cupboard, exposed beams, window to the rear aspect.

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



Further double bedroom with fitted carpet,

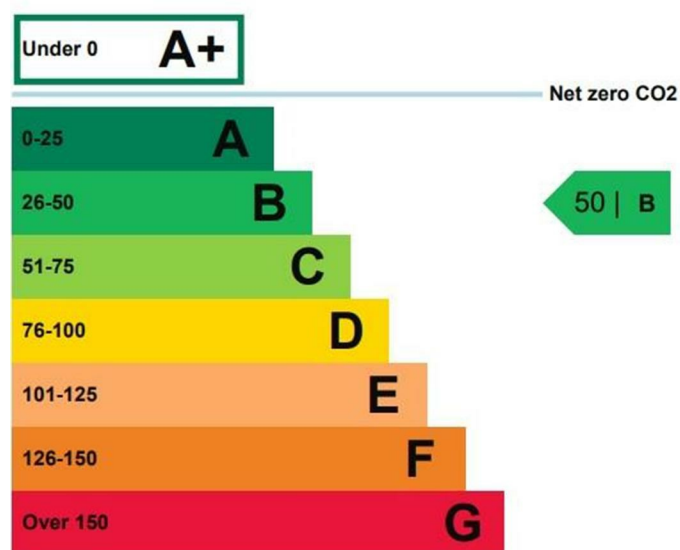
radiator, fitted desk, under-eaves storage cupboard, exposed beams, window to the rear aspect.

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.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + 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

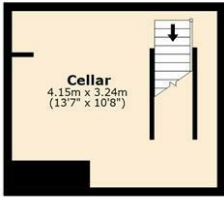
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

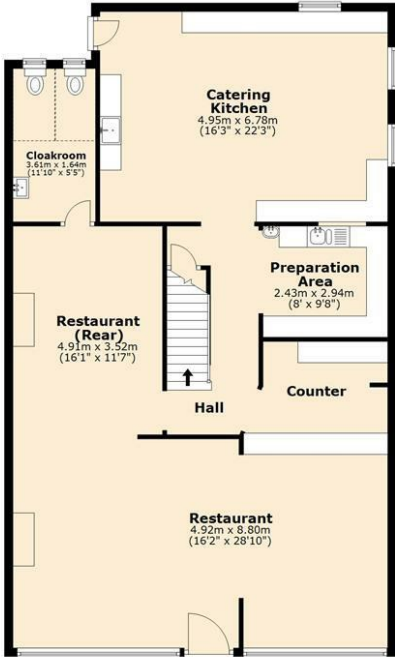
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

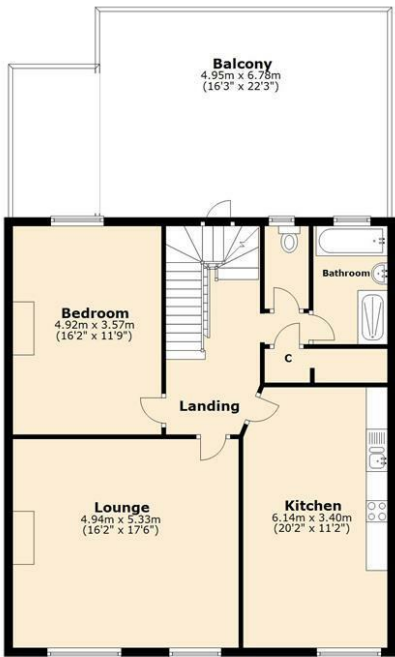
Basement
Approx. 20.0 sq. metres (215.2 sq. feet)



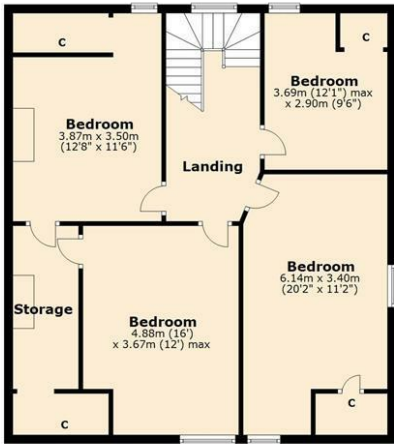
Ground Floor
Approx. 128.6 sq. metres (1384.0 sq. feet)



First Floor
Approx. 87.8 sq. metres (945.3 sq. feet)



Second Floor
Approx. 87.4 sq. metres (941.3 sq. feet)



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

Area Map

