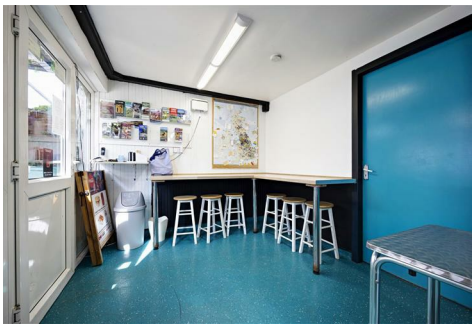
FISHER HOPPER
ESTATE AGENTS

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Ingleton Chippy The Square, LA6 3EG

Offers Over £125,000

Situated in the heart of Ingleton, one of the Yorkshire Dales' most popular visitor destinations, Inglenook Fish & Chips is a long-established and highly regarded leasehold business, with trading roots dating back to the 1960s. Occupying a prominent village position, the business benefits from strong year-round trade from both local residents and the area's thriving tourist market.

Popular with locals and visitors alike, this established business offers an excellent owner-operator opportunity and includes spacious two-bedroom owners' accommodation above the premises. Please note that the sale relates to the leasehold business only and not the freehold property.

Inglenook Fish and Chips

The ground floor commercial accommodation comprises a customer seating and counter service area, fryer ranges, and a vestibule leading through to the kitchen and food preparation area. Ancillary accommodation includes a dry store, laundry room and WC, accessed via an external door to the side of the property. A separate, secure spud store is situated across the road and benefits from keypad access for deliveries.

The well-presented two-bedroom apartment is accessed via an external entrance from the front elevation and also benefits from an internal door connecting to the commercial premises. Stairs rise to a first-floor landing providing access to all residential accommodation, comprising a modern fitted kitchen, superb living room with charming balcony and external steps descending to the front of the property, family bathroom, single bedroom two, and a generous double principal bedroom. The apartment is presented in good decorative order throughout and benefits from ample storage and wardrobe space.

Externally, there is bin storage to the side of the property, together with space on the public pavement for customer seating, subject to any necessary consents.

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Property Information

Tenure: Leasehold business
Council Tax Band:
Residential EPC Rating TBC
Commercial EPC rating TBC
B4RN fibre connection
All mains services

Business Information

Monthly rent £1500 pcm
Full repairing and insuring lease with 11 years remaining
Rent reviews every 3 years
Figures on request
SBR 100% relief - TBC

Commercial Areas

Customer Service Area 17'2" x 8'11" (5.23m x 2.71m)



Vinyl flooring, radiator, fitted and free standing table customer seating, extractor fan, UPVC double glazed window to side and front, 2 UPVC double glazed door to front aspect serving as separate entrance and exit doors.

Serving area



Vinyl flooring, radiator, counter with till, shelving and hot hold, undercounter drinks fridge, fish and chip range with heated servery, fitted shelves, blue roll dispenser, access to vestibule.

Vestibule

Opening through to to kitchen and preparation area.

Food Preparation Area 6'2" x 9'10" (1.87m x 3.00m)



Tiled flooring, double stainless steel sink, fitted shelving, open to kitchen.

Kitchen 10'8" x 9'10" (3.26m x 3.00m)



Tiled flooring, double stainless steel drainer sink with commercial pre-rinse spray unit, oven, double fridge, chest freezer, fitted units and shelving, UPVC double glazed window and door to front aspect.

Hall

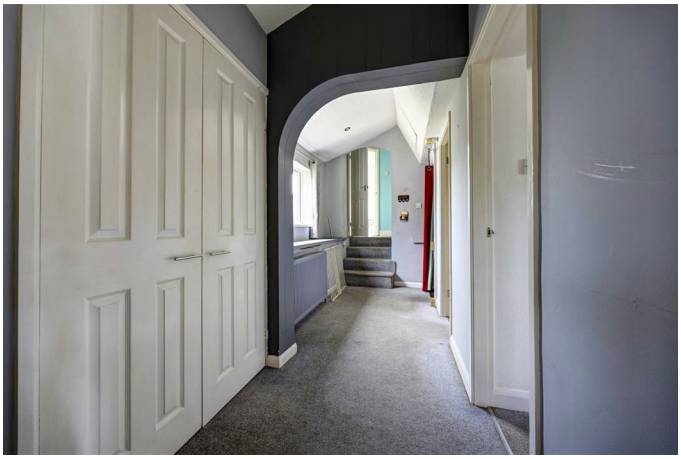
Door through to customer service area, staircase to first floor apartment, UPVC double glazed door to front aspect.

WC

Vinyl flooring, wash basin, toilet.

Apartment

Landing



Fitted carpet, radiator, built-in double cupboard, access to all rooms with steps up to the bathroom and bedroom 1 and stairs down to external entrance, UPVC double glazed window to rear aspect.

Kitchen 11'9" x 9'2" (3.58m x 2.80m)



Vinyl flooring, range of wall and base units, stainless steel drainer sink, cooker point, space for undercounter fridge, plumbing for washing machine, cupboard housing gas central heating boiler, cupboard housing hot water cylinder, UPVC double glazed window to front aspect.

Lounge 18'4" x 11'5" (5.60m x 3.49m)



Fitted carpet, radiator, fitted shelving, stepped tray ceiling with concealed LED lighting, UPVC double glazed windows to the rear and front, double glazed door providing access to balcony.

Balcony 3'2" x 8'6" (0.97m x 2.60m)

Balcony to front aspect with external steps down to pavement.

Bedroom One 12'1" x 11'4" (3.69m x 3.45m)



Large double bedroom with fitted carpet, radiator, built-in wardrobes with sliding doors and mirror and lighting, loft access UPVC double glazed window to side aspect.

Bedroom Two 11'9" x 7'0" (3.58m x 2.14m)



Good-sized single bedroom with fitted carpet, radiator, fitted wardrobe and shelving, UPVC double glazed window to front aspect.

Bathroom





Wood laminate flooring, heated towel rail, wash basin, toilet, P-shaped bath with shower over, wall mounted vanity unit, extractor fan, UPVC double glazed window with textured glass to side aspect.

External
Seating area to front with canopy, bin area to rear, external side entrance to dry store and laundry.

Laundry 8'2" x 6'11" (2.50m x 2.11m)
Vinyl flooring, plumbing for washing machine, space for dryer, access to cloakroom, timber external door to side aspect.

Dry Store
Fitted shelving, timber external door to front aspect.

Spud Store
Located opposite the main property, used for deliveries with keypad access.

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 £30.00 (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.

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.

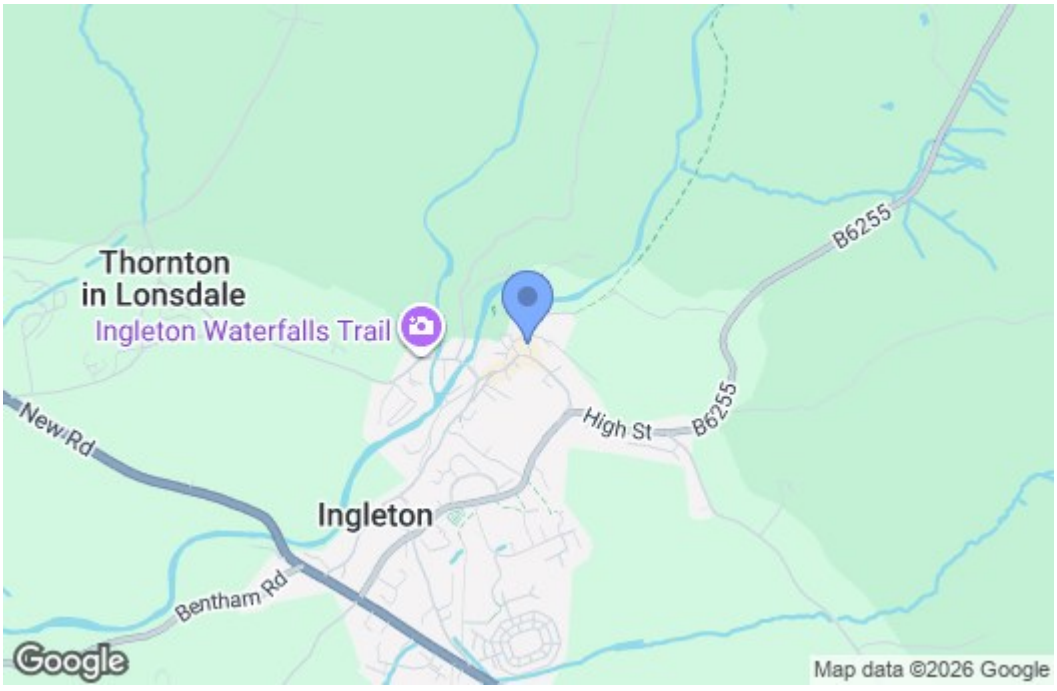
FISHER HOPPER
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander
The office address for Fisher Hopper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

