

**\*Due to Retirement \***

**Village Centre Shop Available**

**For Sale  
With Vacant Possession**

**2 Main Street  
Ingleton  
LA6 3EB**



**Ground floor lock up shop for sale with vacant possession with the existing business available if required.**

Ingleton is situated in north Yorkshire close to the Lancashire and Cumbria boundaries and convenient therefore to both the Yorkshire Dales and the Lake District National Parks as well as the Trough of Bowland. The village has a population of approximately 2,400 and is located 23 miles from Kendal, 6 miles from Kirkby Lonsdale, 18 miles from Lancaster, 23 miles from Skipton and approximately 12 miles from access to the M6 Motorway at Junction 36. The village and the area is popular with cavers, walkers, tourists and holiday makers which add to a good year round local trade.

**Location**

The property is situated in the centre of Ingleton in a prominent corner position adjacent to Barclays Bank and close to the Co-op and other well established independent retailers.

**Accommodation**

**Ground Floor**

Net Sales Area	238 sq ft	22.11 sq m
Storage	46 sq ft	4.27 sq m
wc and whb		

**Tenure**

The property is offered freehold with vacant possession. The business, being a specialist rock and gem shop, is also available by way of separate negotiation.

**Price**

£69,950.

**Rateable Value**

Current small business rates relief means that no rates are currently payable.

**EPC**

To be provided.

**Legal Costs**

Each party to be responsible for the payment of their own legal fees.

**VAT**

The property has not been registered for VAT.

**Viewing**

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.