

***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.

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers

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