

**PRIME SHOP TO LET IN POPULAR MARKET TOWN**

47 Main St,  
Kirkby Lonsdale,  
Cumbria  
LA6 2AH



**Retail space over ground & lower ground floors – also suitable as office, hairdresser or salon**

Kirkby Lonsdale is an attractive town situated in the Lune Valley on the edge of the Yorkshire Dales National Park and within a short distance of the Lake District National Park. Kirkby Lonsdale is a very popular service centre for the surrounding area and offers good access to Lancaster, Kendal, Settle and Skipton. The town is an increasingly popular tourist destination with weekly food markets, annual food festival and is renowned for its independent traders.



### Location

The shop occupies a 100% prime location, close to Fat Face, Boots the Chemist, The Bath House and an array of good quality independent traders. The property is shown for identification purposes on the attached street traders' plan.

### Description

The property comprises an attractive retail outlet, until recently occupied as a hairdresser but suitable for a range of uses. The property has an attractive bow window retail frontage within a Grade II listed building and is arranged over ground and lower ground floor levels. There is a staff WC at the rear of the ground floor, and a small kitchenette at lower ground floor level.

### Accommodation

The property offers the following accommodation:-

Internal width	3.29m	
Shop depth	9.89m	
Ground floor sales	32.58 sq m	(351 sq ft)
Lower Ground floor ancillary	25.6 sq m	(276 sq ft)
<b>TOTAL NIA</b>	<b>58.18 sq m</b>	<b>(627 sq ft)</b>

WC and wash hand basin to rear of shop

### Terms

The property is available on a new 6-year lease with rent review at year 3 on a full repairing and insuring basis (via a service charge). The property is only available to let and is not available for sale.

### Rent

£12,500 per annum exclusive of rates and service charge (the service charge is on an ad hoc basis to cover annual insurance, and common parts of the building).

### Rent deposit

A quarter's rent deposit may be required by the landlords.

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £10,750  
UBR – 49.9p (2025/2026)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

**NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

### Energy Performance Certificate

The property has a rating of 64-C.

### Services

Mains water, mains drainage and mains electricity are available to the property.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

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## VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is not currently registered for VAT.

## Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams dealing), admin@peill.com for viewings.

## N.B The property is not available for sale

### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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