

## FREEHOLD SHOP/OFFICE WITH DEVELOPMENT POTENTIAL FOR SALE

21 Market Street  
Kirkby Stephen  
Cumbria  
CA17 4QS



### Attractive building on Coast to Coast Walk, edge of Yorkshire Dales National Park & within the North Pennines National Landscape

Kirkby Stephen is an attractive and historic market town, situated in the Upper Eden Valley, and on the edge of the Westmorland Dales part of the Yorkshire Dales National Park, within the North Pennines National Landscape (formerly Area of Outstanding Natural Beauty). The town is on the banks of the River Eden, and is famed for being a popular destination on Wainwright's "Coast to Coast" walk from St Bees to Robin Hood's Bay. Kirkby Stephen lies on the A884 road linking the M6 at junction 38 with the A66 Trans-Pennine trunk road at Brough, and therefore offers easy access to the Dales, Lakes, and the North Pennines is designated by UNESCO as a Global Geopark with dark skies status. .



### Location

The property is situated in a prominent position at the northern end of Market Street and close to the main retail outlets in Kirkby Stephen, the Market Square and overlooking Kirkby Stephen Parish Church Churchyard (a Grade II\* listed building) to the rear, and therefore offering a stunning aspect from the rear windows. Nearby occupiers include strong independent retailers, restaurants, public houses and restaurants.

### Description

The property comprises a 4 storey building arranged over cellar, ground, first, second and attic floors. The property comprises offices/retail accommodation on the ground floor, with offices at first and second and storage accommodation in the cellar and attic. The property would lend itself to conversion of the upper floors to residential accommodation for letting or sale, or possible holiday-let accommodation, subject to any consents being received.

The property is of brick and stone construction beneath a pitched, slated roof, with rear outrigger overlooking the parish churchyard.

### Accommodation

The property offers the following accommodation:-

#### Ground Floor

Front office	17.76 sq m	(191 sq ft)
Rear office	14.02 sq m	(151 sq ft)
Kitchen	1.49 sq m	(16 sq ft)
Total GF	33.27 sq m	(358 sq ft)

#### First floor

Offices – NIA	26.79 sq m	(288 sq ft)
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#### Second floor

Offices – NIA	27.49 sq m	(296 sq ft)
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#### Attic

Stores	22.19 sq m	(239 sq ft)
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#### Cellar

Stores	17.56 sq m	(185 sq ft)
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**TOTAL NIA**                    **127.3 sq m**            **(1,366 sq ft)**

### Terms

Offers in the region of £175,000 for the freehold interest with vacant possession.

### Tenure

The property is held freehold and will be sold with vacant possession; we are advised that there is an area of “flying freehold” at first floor level.

### Rating Assessment

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

Rateable value    £5,300  
UBR – 49.9p (2024/2025)

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 an energy performance asset rating of 100-D

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### Services

All mains services are connected to the property, which benefits from a gas-fired central heating system, and fire alarm system.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

### VAT

All prices, outgoings and rentals are quoted net of any VAT which may be payable at the prevailing rate.

### Viewing

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

### 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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