

Kirkby Stephen - Old Print House, Market Square CA17 4QT  
Retail Shop & Large Residential Flat to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Kirkby Stephen - Old Print House, Market Square CA17 4QT

## Retail Shop & Large Residential Flat to Rent



### Property Features:

- Comprises ground floor shop and internally accessed 3/4 bedroom flat at first and second floor
- Retail shop benefits from large basement
- Total GIA: 246 sq m (2,654 sq ft)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Kirkby Stephen railway station, situated approximately 1.5 miles from the town centre, provides connections to Carlisle and Leeds
- The property occupies a prominent position within Market Square, surrounded by an established mix of independent retailers, cafés, and local retailers.



# Kirkby Stephen - Old Print House, Market Square CA17 4QT

## Retail Shop & Large Residential Flat to Rent



### Property Description:

Comprises ground floor retail shop and internally accessed residential flat at first and second floor. The residential flat includes kitchen, living room, 3/4 bedrooms and 2 bathrooms, providing the following accommodation and dimensions:

**Retail: 130 sq m (1,404 sq ft)**

Ground Floor: 65 sq m (702 sq ft)

Open plan retail, store, wc

Basement: 65 sq m (702 sq ft)

Open plan retail, store, wc

**Residential: 116 sq m (1,250 sq ft)**

First Floor: 58 sq m (625 sq ft)

Kitchen, living room, second living room/bedroom

Second Floor: 58 sq m (625 sq ft)

3 bedrooms, 2 bathrooms



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £300 per week (PCM: £1,300)

Deposit: £3,900 (3 Months)

### Rateable Value:

Rateable Value - TBC

Rates Payable - TBC

\*Note - Small business rates relief available (subject to terms)

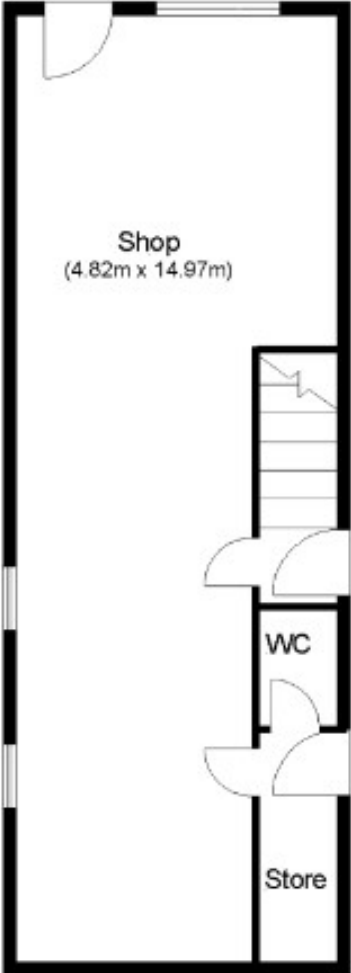
### EPC:

Certificate and further details available on request.

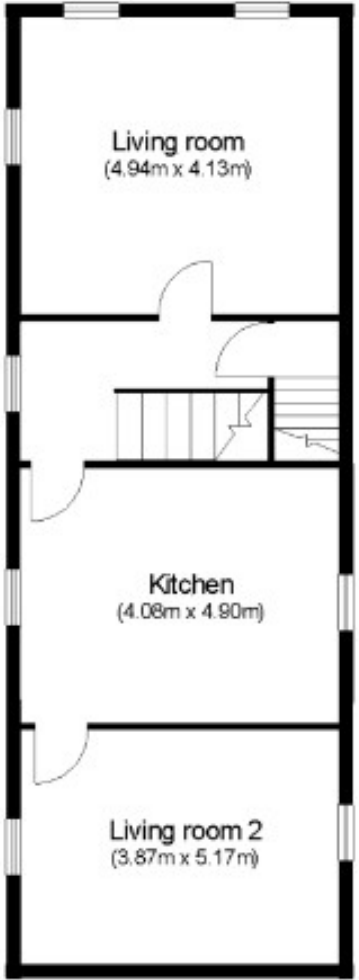


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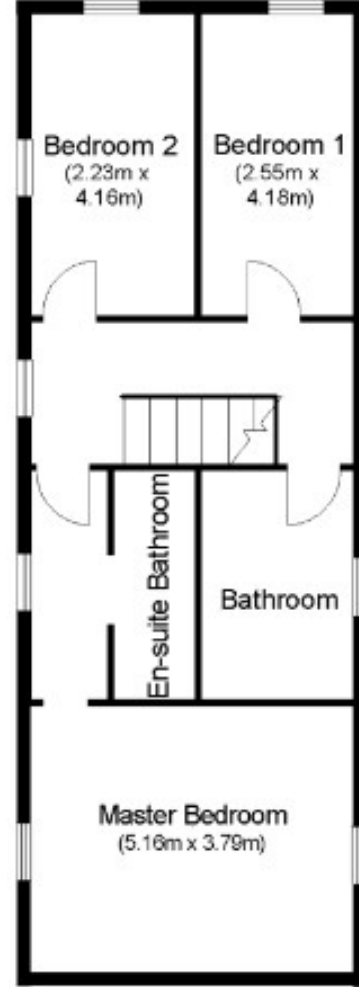
## Retail Shop & Large Residential Flat to Rent



Ground Floor



First Floor



Second Floor

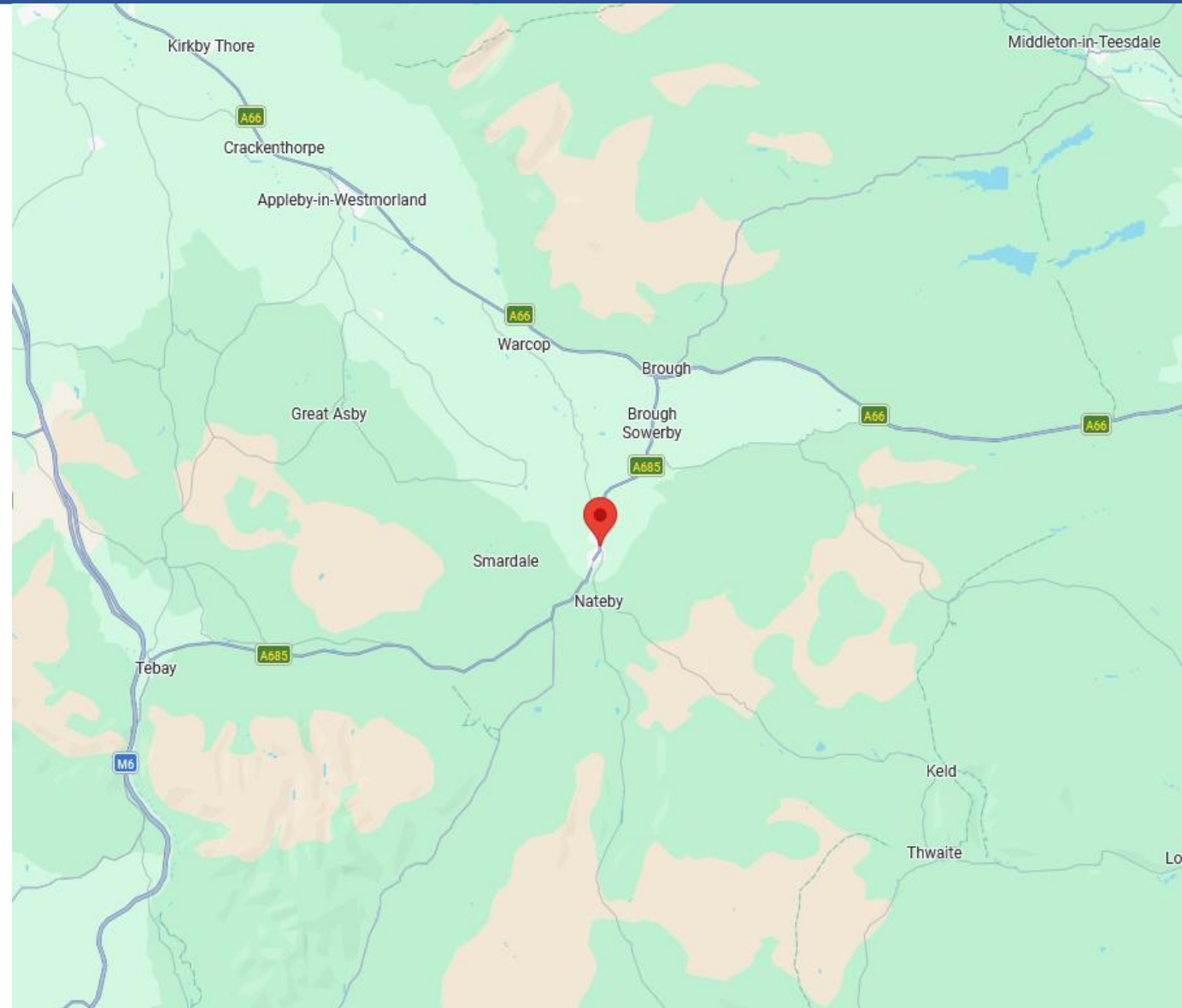
# Kirkby Stephen - Old Print House, Market Square CA17 4QT

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### Location:

Kirkby Stephen is a traditional market town situated in the Upper Eden Valley in Cumbria, close to the boundaries of both the Yorkshire Dales National Park and the North Pennines Area of Outstanding Natural Beauty. The town benefits from a strategic position on the A685, providing direct links westwards to Tebay and Junction 38 of the M6 motorway (approximately 12 miles), and eastwards towards Brough and the A66 Trans-Pennine route, connecting to major regional centres including Penrith, Scotch Corner and the A1(M). Kirkby Stephen railway station, situated approximately 1.5 miles from the town centre, lies on the renowned Settle–Carlisle Line, providing connections to Carlisle to the north and Leeds to the south via Settle. The property occupies a prominent position within Market Square, the historic focal point of Kirkby Stephen town centre, surrounded by an established mix of independent retailers, cafés, public houses and local service providers. Ample public parking is available nearby, supporting both local custom and visitor footfall.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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