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"For Sales In The Dales"



Horseshoe Fish & Chip Shop, 50-52 Market Street, Kirkby Stephen

Guide Price £190,000.



- Prime, Freehold High Street Premises
- In Need of Full Modernisation
- Ground Floor Restaurant Or Shop - 1650 SqFt
- Two Bed First Floor Flat (650 SqFt)
- Scope to Increase Turnover and Add Value Through Modernisation
- Established Trading Location in Popular Dales Market Town
- Ample Off Road Parking
- Ideal Investment Or Business Opportunity
- Same Family Ownership for Over 60 Years

Horseshoe Fish & Chip Shop, 50-52 Market Street, Kirkby Guide Price £190,000.



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Shop & Flat Premises

Horseshoe Fish and Chip Restaurant is a well-established and popular business situated in the thriving market town of Kirkby Stephen.

The premises are located on the edge of the Yorkshire Dales National Park and within close proximity to the Lake District. Kirkby Stephen is a popular market town offering a wealth of activities and attractions, with excellent transport links to the A66, M6 and A1, providing easy access to both the Yorkshire Dales and the Lake District.

The business is profitable and has enjoyed a strong trading history. The current owners have successfully operated this family business for over 60 years. For personal reasons, the business is currently trading with reduced opening hours and is therefore not operating to its full potential.

The property presents an excellent opportunity for a new owner to modernise and put their own stamp on the premises. It offers significant potential, whether continuing as a fish and chip restaurant or adapting it for an alternative commercial use, subject to any necessary consents.

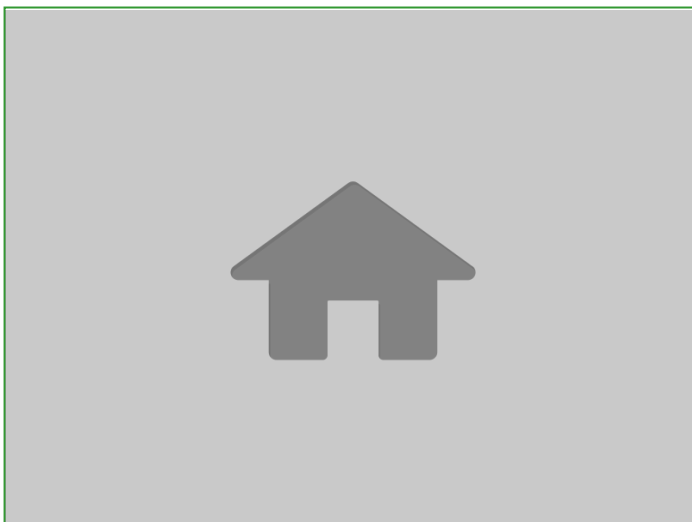
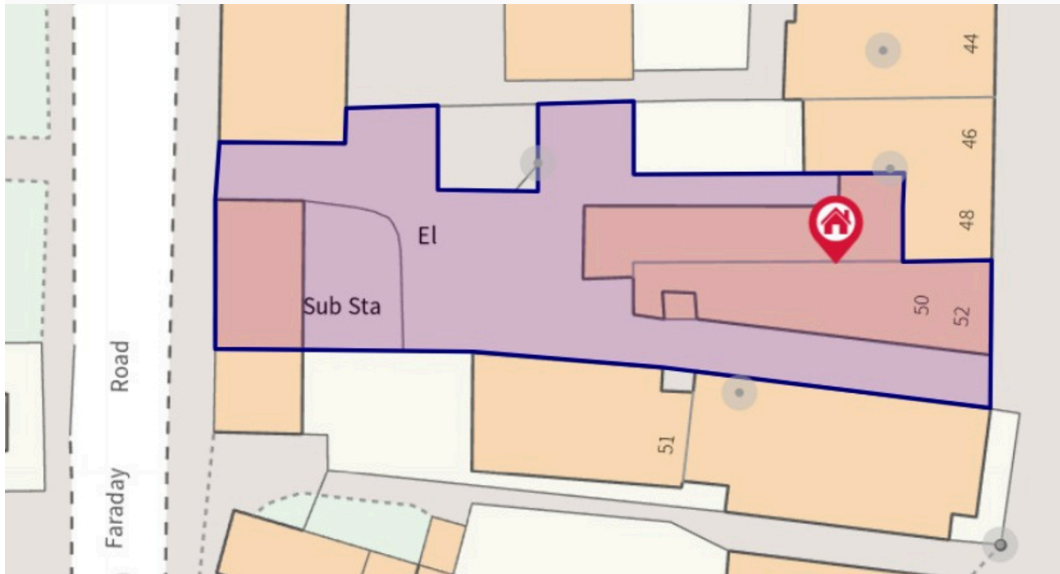
The first floor comprises a two-bedroom apartment requiring full modernisation. The accommodation includes two bedrooms, a bathroom, living room and kitchen, with separate access via the ground-floor vestibule.

The ground floor features an attractive bow-fronted shop with service counter, waiting area and dining room. To the rear there is an additional seating area, a large kitchen, potato preparation room, storage room and customer toilets.

Outside, to the rear of the property, there is access across the yard for deliveries. The property benefits from access from both Kirkby Stephen's Main Street and Faraday Road. The vendors own both the front and rear access points, together with the yard. However, neighbouring properties benefit from rights of way for unloading purposes.

This is an excellent opportunity for owner-occupiers, investors or those seeking a lifestyle business in a desirable location. Viewing is highly recommended to fully appreciate the size and potential of the property and is strictly by appointment only.





Material Information

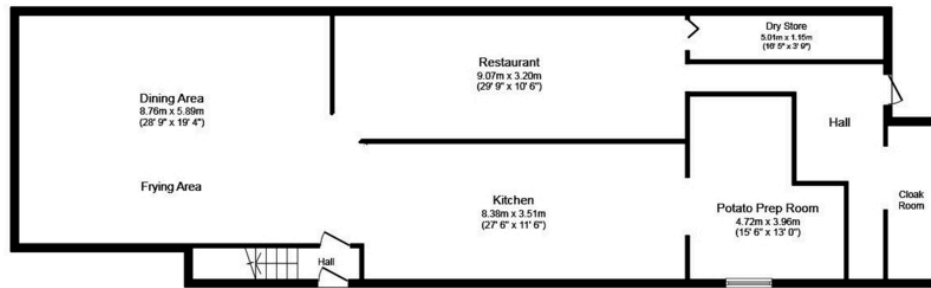
Postcode: CA17 4QW

Council Tax Band:

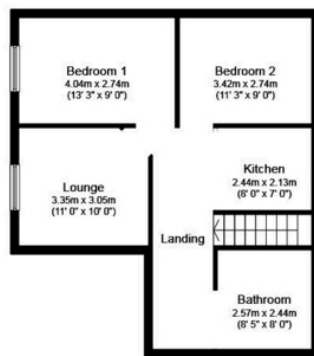
Energy Performance Band: D

**Local Authority: Westmorland & Furness
Council**

Tenure: Freehold



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

View our interactive brochure online for additional photos, videos, floorplans, maps and room descriptions.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.