



Kirkby Lonsdale

£8,000

41 Main Street
Kirkby Lonsdale
Carnforth
Cumbria
LA6 2AH

Property Ref: KL3297

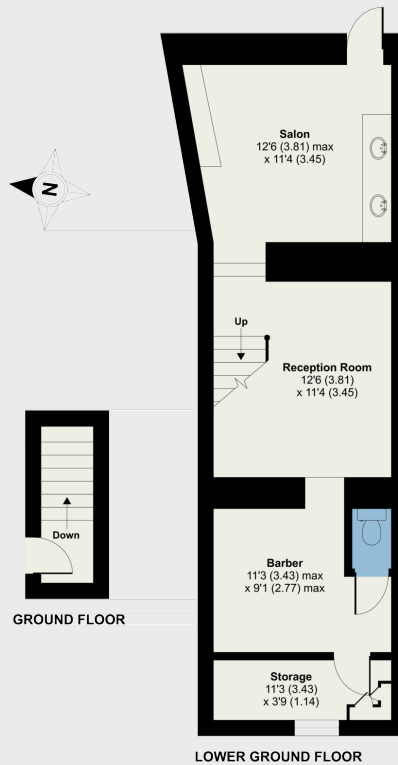
TO LET: Tucked away, just off main street in a quiet alley, this basement premises currently used as a longstanding hairdressers and would be ideal for any style of business.

With three rooms and a storage extending to approximately 518sq ft overall and available now on a new 3 Year Lease.



Main Street, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 518 sq ft / 48 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2-Residential), (enforced from 2021).
Produced for Hackney & Leigh. REF: 796756

Location From the market square, proceed on foot up Main Street with the property to let on the right hand side half way down. Under the archway with a sign 'Town and Country hairdressers' the entrance is on the right hand side

Entrance Lobby Enter via part glazed door, wall heater with stairs leading down to;

Reception Room 12' 6" x 11' 4" (3.81m x 3.45m) Four power points, ceiling light point, radiator and telephone point.

Barber 11' 3" x 9' 1" (3.43m x 2.77m) Ceiling light point and radiator

Separate W.C. With low level W.C.

Storage 11' 3" x 3' 9" (3.43m x 1.14m) Useful storage space with light and power.

Salon 12' 6" x 11' 4" (3.81m x 3.45m) Spot lights and radiator. Two built in sinks with tiled splashback

Business Rates & Lease New lease available as of 1st January 2022. Small business rates relief may be available, contribution to building insurance payable. Tenant to cover owners legal costs.

Services Mains water, mains electric, mains drainage

Viewings Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.