

Kirkby Stephen - Old Print House, Market Square CA17 4QT
Retail Shop with Basement to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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

Retail Shop with Basement to Rent



Property Features:

- Comprises ground floor retail shop
- Benefits from large basement
- Suitable for variety of uses (Class E)
- 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.



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Property Description:

Comprises ground floor retail shop with large basement, providing the following accommodation and dimensions:

Ground Floor: 65 sq m (702 sq ft)

Open plan retail, store, wc

Basement: 65 sq m (702 sq ft)

Open plan storage

Total GIA: 130 sq m (1,404 sq ft)

Terms:

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

Rent: £150 per week (PCM: £650)

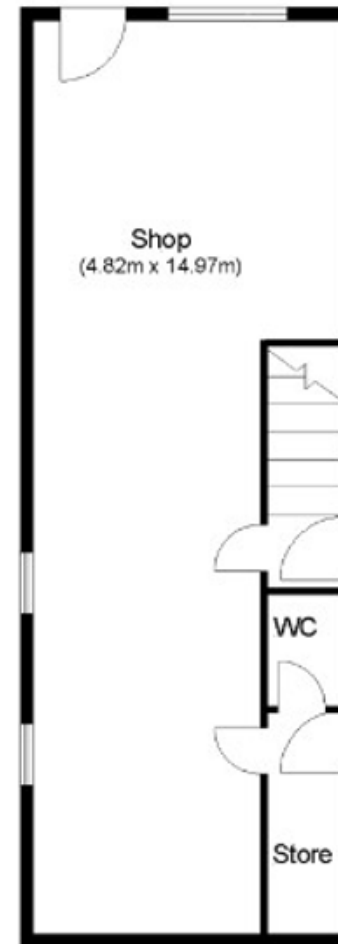
Deposit: £1,950 (3 Months)

Rateable Value:

Rateable Value - £5,300 p.a.

Rates Payable - £0

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



Ground Floor



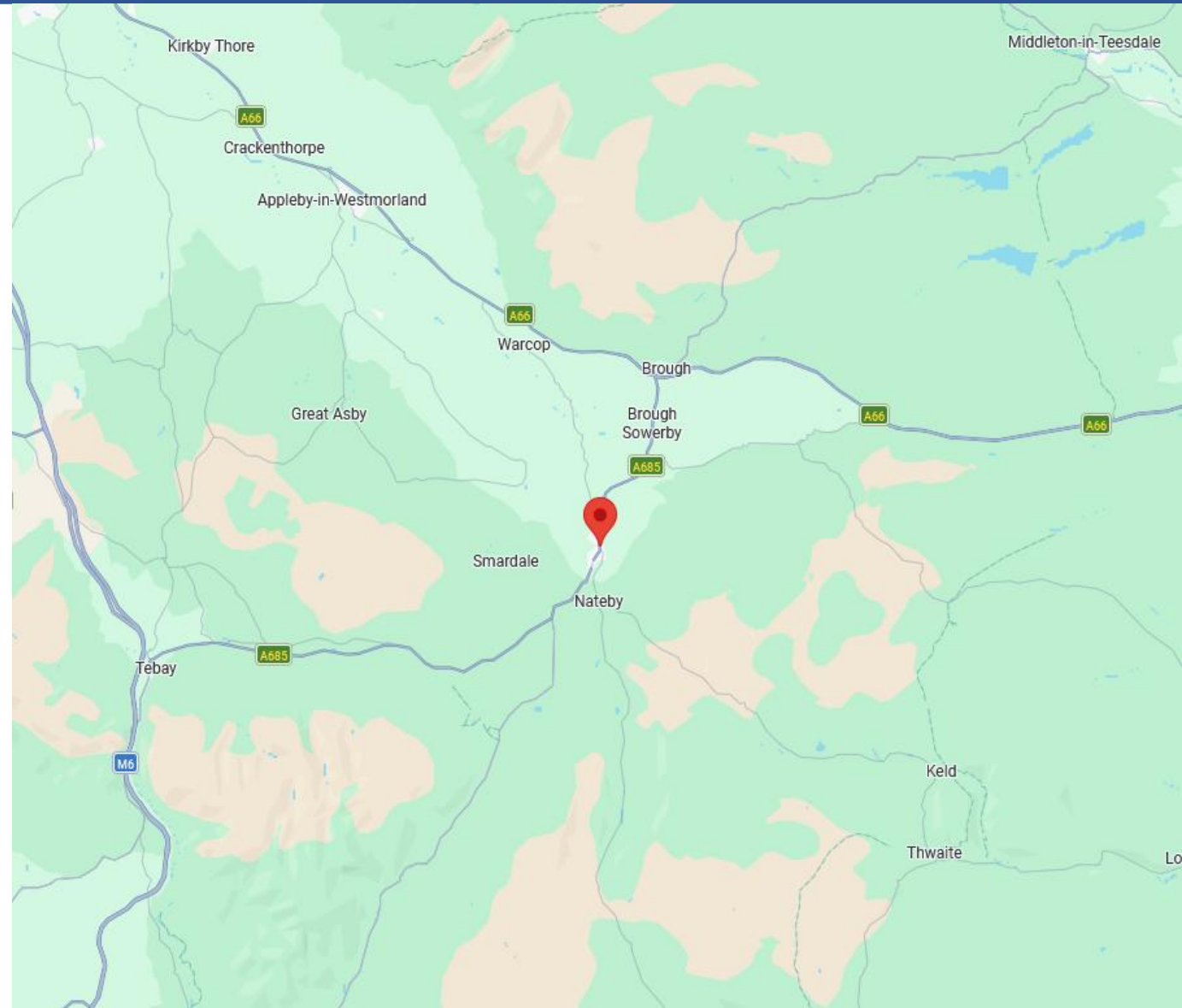
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Location:

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.



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