

# Christopher Whelan

**36 Market Square, Kirkby Stephen CA17 4QT**



## **Investment Property £200,000**

**Located in the busiest part of Kirkby Stephen a well presented two storey one bedroom apartment with its own entrance together with a two storey retail unit capable of producing a 7.86% return on capital.**

**The shop unit is available to lease and the apartment is currently being holiday let and provides a useful income.**



**Auctioneers, Estate Agents & Property Managers**  
70, Main Street, Sedbergh, Cumbria LA10 5AD  
[property@chriswhelan.co.uk](mailto:property@chriswhelan.co.uk) [www.chriswhelan.co.uk](http://www.chriswhelan.co.uk)  
Tel: 015396 20293 Fax 015396 21650

## Prices

The freehold interest in the shop and apartment is available at £200,000.

The Apartment produced an income of £6,253 in the 6 months to end of Jan 2011 indicating an annual turnover of £10,000.

The shop unit is currently available on a three year lease at a rent of £5,500 pa excl.

The combined income shows a return on investment of 7.86%

The Florists business which occupies the shop can be available if required £15,000 + SAV

## General

The building was completely renovated some three years ago to provide a two storey apartment finished to a high standard over a retail unit on the ground and lower ground floors.



## Retail Unit

On two floors currently occupied by florist.

## Ground floor area

Display windows on 2 sides.

Sales area 14ft 4 ins x 15ft 8ins

Small kitchenette at rear



Stairs down to further similar sized sales area.



## Business Rates

Rateable value to be assessed

## Apartment

**Accommodation** (All measurements are approximate)

### General

The apartment has been available for holiday letting since August 2010 creating an income of £6,253 before costs to January 31<sup>st</sup> 2011.  
Gas central heating throughout.

### Entrance

Private entrance vestibule. Radiator and Cocofibre floor mat.

### Stairs up

Rope banister. Fitted carpet. Smoke alarm.

### Bathroom 2.18 x 2.24m (7ft 2ins x 7ft 4ins)

Corner Jacuzzi bath with shower over. Tiles to 2 walls. Wash basin with illuminated mirror above. WC with Eco flush. Extractor. Venetian blind. Downlighters. Chrome towel radiator. Polished tile floor. Cupboard over stair head.



### Bedroom 4.88 x 2.26m (16ft 0ins x 7ft 5ins) narrowest. 4.88 x 2.97m (16ft 0ins x 9ft 9ins) widest.

Double double glazed doors to display window. Spotlights. Smoke alarm. Radiator. Laminate flooring.



### Stairs up

Rope banister. Wall light. Radiator. Fitted carpet.

### Kitchen, Living Room 3.2 x 8.1m (10ft 6ins x 26ft 7ins)

Exposed beams. Range of fitted wall and base units. Integral fridge freezer. Stainless steel 1½ bowl sink. Gas hob, electric oven. Cooker hood. Tile splash. Uplighters. Spotlights. Smoke alarm. Radiator. Laminate floor. Gas central heating boiler.



### Services

Mains water, gas, electricity, drains.

## Council Tax

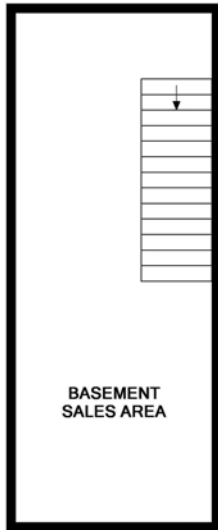
Band to be assessed

## Tenure

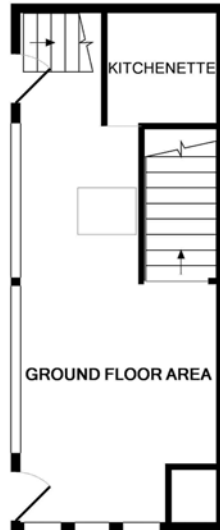
Freehold

## EPC Graph

## Floorplan



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2011

## Directions

A685 for Kirkby Stephen. Garden of Eden is located in the Market Square on Main Street.

## Local Authorities:

Eden District Council, Penrith.  
Cumbria County Council, Carlisle

**If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.**

**Viewing strictly by appointment only.**

**Telephone: 01539 620293 Fax 01539 621650**

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.