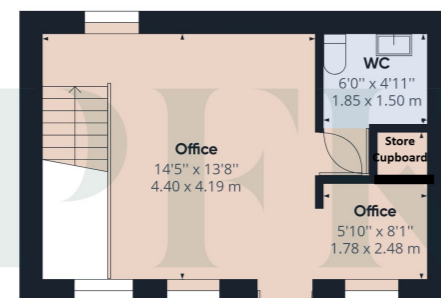


Floor 0



Floor 1

PFK

Approximate total area<sup>(1)</sup>  
597.02 ft<sup>2</sup>  
55.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Old Shambles, Market Street, Kirkby Stephen, Cumbria, CA17 4QS

- Commercial office premises
- Town centre location
- EPC rating D
- Over 2 floors
- Tenure: freehold
- Kitchenette & bathroom
- Council Tax: Assessed for business use

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135



penrith@pfk.co.uk



www.pfk.co.uk

## LOCATION

Located in the centre of this popular market town providing a good range of every day facilities including shops, a supermarket, hotels and public houses, primary and secondary schools and sports clubs. The area has good access to major road networks - the M6 at Tebay lies 12 miles to the south-west and Brough/A66 lies 4 miles to the north giving access to Penrith in the west and Scotch Corner in the east - both about 30 minutes drive. The town has a station on the historic Settle-Carlisle railway line and Carlisle, Penrith and Kendal are all within commuting distance.

## PROPERTY DESCRIPTION

A fantastic opportunity to purchase a two storey office premises in the popular market town of Kirkby Stephen.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** Located opposite the Market Square in the heart of Kirkby Stephen.

## GROUND FLOOR

### Office

5.57m x 4.19m (18' 3" x 13' 9") Stairs to first floor with understairs storage.

### Kitchenette

1.86m x 0.97m (6' 1" x 3' 2") With sink, cupboard and hot water boiler.

## FIRST FLOOR

### Office

4.40m x 4.19m (14' 5" x 13' 9") L shaped space.

### Bathroom

1.85m x 1.50m (6' 1" x 4' 11") With WC and wash hand basin.

## ADDITIONAL INFORMATION

### Personal Interest Disclosure

Estate Agency Act 1979 - Please be advised the property is owned & being sold for Penrith Farmers and Kidds, public limited company.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, water and drainage. Electric heaters installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

