



**FISHER
WRATHALL**
COMMERCIAL



17 The Square
Carnforth, LA6 3EG

£5,000 Per Annum

Commercial Unit TO LET

www.fwcommercial.co.uk

Overview

- To Let
- Heart of Ingleton
- 23 Square Meters
- B4RN Internet
- Practical and Well-Equipped
- Large Glass Frontage
- Accommodate a Wide Range of Uses

01524 69922

Email: info@fwcommercial.co.uk



Location

Ingleton is a village and civil parish in the Craven district of North Yorkshire, England. The village is 19 miles from Kendal and 17 miles from Lancaster on the western side of the Pennines. The village is just off the A65 road.

The village of Ingleton is surrounded by magnificent countryside with caves, waterfalls, and mountains. The Craven Fault crosses the area and geological and archaeological sites abound. Situated on the edge of the Yorkshire Dales National Park, Ingleton is an ideal holiday destination for outdoor activities or just relaxing in tranquil countryside. It is also an excellent touring centre with the Lake District, north-west coast and Forest of Bowland only a day-trip away. The village boasts a wide range of accommodation so can cater for most requirements.

Description

This charming retail unit is perfectly positioned in the heart of Ingleton, on the bustling popular square surrounded by other retail businesses. The property covers approximately 23 square meters and offers access to a shared rear yard, enhancing its functionality.

Despite its compact size, this unit is exceptionally practical and well-equipped. It benefits from B4RN internet, ensuring ultra-fast connectivity suitable for all business needs, and operates entirely on electricity, adding to its modern appeal. The unit boasts ample storage space facilitated by a high number of kitchen units, making it versatile for various types of business operations.

One of the standout features of this property is its large glass frontage, which is ideal for retail activities that benefit from high visibility, such as displaying merchandise or for a small cake or ice cream shop where passers-by can easily see the offerings. The clear visibility not only attracts attention but also invites customers inside, making it a prime spot for businesses that rely on foot traffic.

The property's versatility allows it to accommodate a wide range of uses, from retail ventures to small businesses seeking office space. Its excellent condition enables a smooth and quick setup, allowing new tenants to move in and start operating with minimal downtime. This unit is an excellent opportunity for anyone looking to establish a presence in Ingleton's vibrant commercial hub.

Accommodation

This versatile property features an open-plan style room that provides ample worktop space, making it adaptable for a variety of business needs. The main room is equipped with a large sink and plenty of electrical outlets, offering both practicality and convenience for operations that require significant power access, such as tech start-ups or creative studios.

The layout is particularly well-suited to be set up as an office, with enough space to comfortably accommodate between 2 to 4 desks. This setup makes it ideal for small businesses or local professionals looking for a compact yet functional workspace in the area.

Additionally, the property includes a small toilet and sink area towards the rear, enhancing the functionality of the space. There is also access to a rear shared courtyard, which is convenient for bin

and waste management, keeping the work area clean and organized.

This property's practical features and thoughtful layout make it an excellent choice for businesses looking for an efficient and adaptable space that can serve multiple uses, from retail to professional offices. The inclusion of essential amenities and access facilities ensures a comfortable and productive environment for any small business or start-up.

National Cycle Route

This property also benefits from being on the National Cycle Route. This popular cycle route can bring large traffic to the area, being very popular with cyclists.

More information can be found on sustrans.org.uk.

Rent

Asking rent £5000 Per Annum

EPC

C-54

Services

We are aware that the property benefits from mains electric, drainage and water.

Lease Terms

We are looking for a minimum of a 3 year term.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Office: 82 Penny Street, Lancaster, Lancashire, LA1 1XN

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