



Retail in CA17

Market Square, Kirkby Stephen, Cumbria,
CA17 4QT

£150,000 Starting Bid

Property features

- ✓ Flexible space with potential
- ✓ Private Parking for 4 vehicles
- ✓ Accessible location
- ✓ Town Centre location
- ✓ 2 x retail/office units

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Rare-to-market commercial building in the heart of Kirkby Stephen, a vibrant market town on the edge of the Yorkshire Dales National Park.

The property comprises of two flexible use adjoining shop units, which can be configured as a single space or operated as two independent units to suit retail or office use. Benefitting from flexible layouts, this is suitable for a range of commercial uses, subject to planning) include retail, hospitality, showroom, or office accommodation.

Offering excellent town centre visibility, key features include dedicated private parking for at least four vehicles, positioned centrally within the town, just off the Market square. This central town location has strong footfall and accessibility with the access being via an archway and includes the front and side yard area, enhancing storage and operational potential.

This is an excellent opportunity presenting a rare and attractive prospect for investors or owner-occupiers seeking a prominent Kirkby Stephen address.

Please note we have not inspected this property.

Price: Starting Bid £150,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

Location

The historic market town of Kirkby Stephen provides shopping, leisure, cultural and educational amenities and also benefits from excellent transport links to the A66 for both Penrith and Scotch Corner. Kirkby Stephen is also positioned centrally between the Yorkshire Dales and the Lake District National Park.

Tenure

Freehold. Title numbers CU77205 & CU190443.

Rateable Value

Current rateable value for 2 Waltons Yard £2,350 (April 2026 to present). Sourced from VOA.
Current rateable value for 3 Waltons Yard £2,700 (April 2026 to present). Sourced from VOA.

EPC

Available upon request.
Rating D for 2 Waltons Yard
Rating D for 3 Waltons Yard

Additional Information

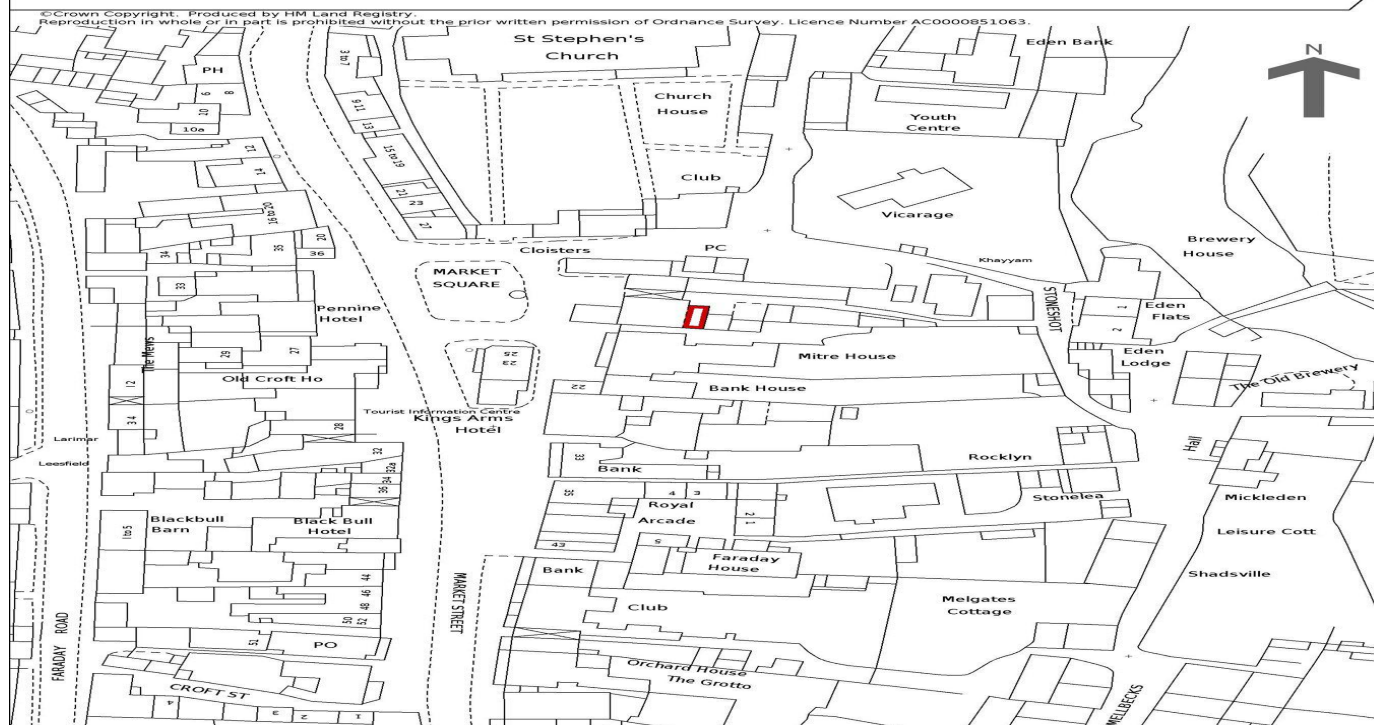
For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

HM Land Registry
Official copy of
title plan

Title number **CU190443**
Ordnance Survey map reference **NY7708NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Westmorland and
Furness**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



Market Square, Kirkby Stephen, Cumbria, CA17 4QT

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

