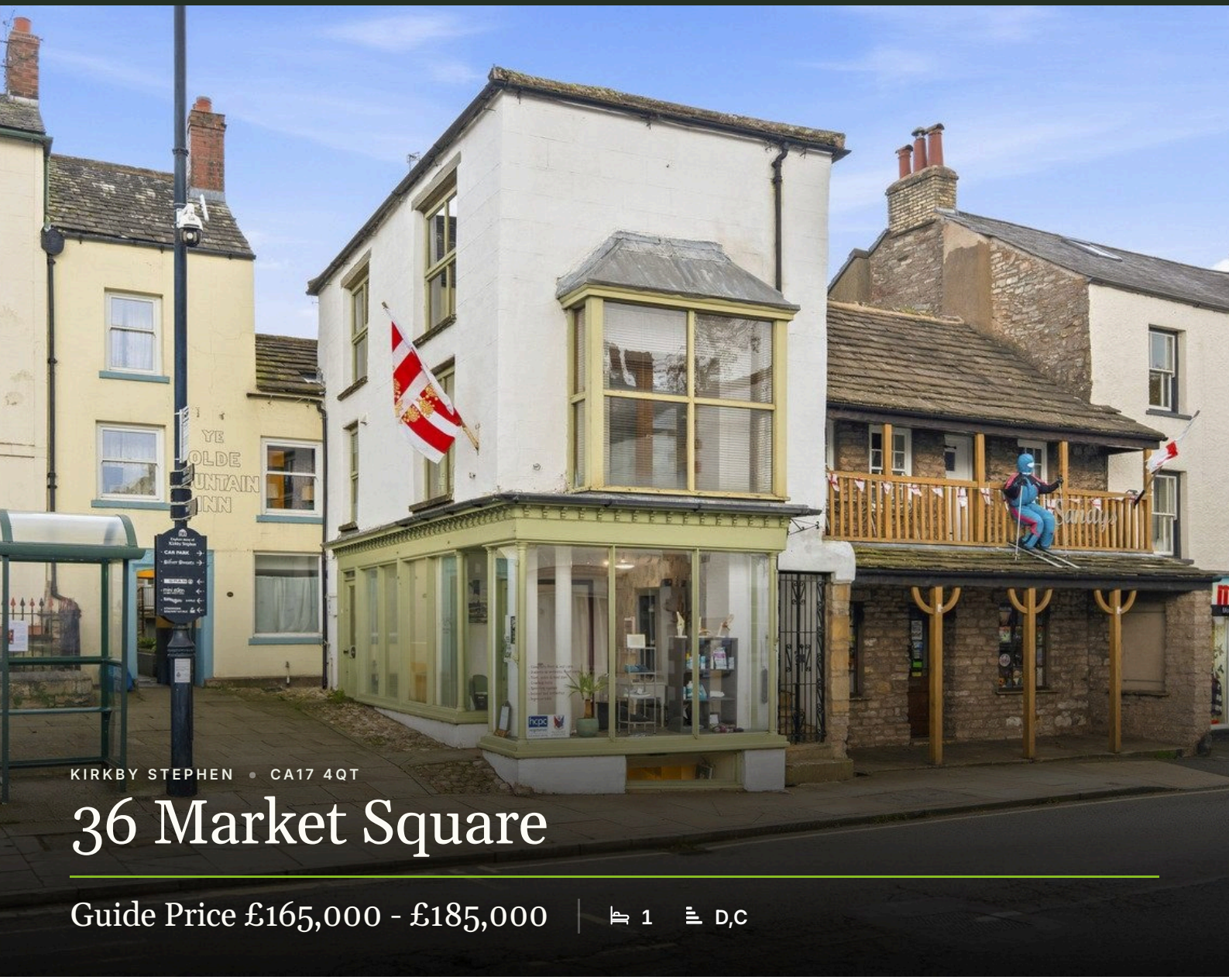
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QT

36 Market Square

Guide Price £165,000 - £185,000

1 | D,C

AT A GLANCE

- Grade II Listed
- Versatile Mixed-Use Property
- Commercial Premises Over Ground & Lower Ground Floors
- Residential Accommodation Over First & Second Floors
- Attractive Retail Space With W/C
- Useful Lower Ground Floor Cellar Storage
- Spacious First-Floor Bedroom & Bathroom
- Open-Plan Second-Floor Living Kitchen
- Excellent Investment Opportunity
- Chain Free

LEYBURN 01969 622936
HAWES 01969 667744
SETTLE 01729 825311
KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Grade II Listed

36 & 36A Market Street is a Grade II Listed mixed-use property, offering commercial space across the ground and lower ground floors, with a characterful apartment above on the first and second floors.

Perfect position in the heart of Kirkby Stephen that offers plenty of potential for a range of uses.

Kirkby Stephen is a vibrant and popular market town situated at the north-west gateway to the Westmorland Dales area of the Yorkshire Dales National Park. The town is approximately 5 miles from the A66 and 10 miles from Junction 38 of the M6, providing excellent access to Kendal, Penrith, Barnard Castle, Appleby and the wider Lake District. The scenic Settle–Carlisle railway is nearby, while the popular Coast-to-Coast walking route passes directly through the town. Kirkby Stephen is well served by highly regarded primary and grammar schools, together with a good range of independent shops, restaurants, pubs, places of worship and a doctors' surgery. A weekly outdoor market and traditional agricultural mart further enhance the town's character and appeal.

The commercial premises have their own private entrance, with accommodation spread across the ground and lower ground floors. Walk into a bright and welcoming reception area, flooded with natural light from the large windows overlooking the town, providing excellent visibility to pedestrians passing through the town. There is also a separate room, currently used as a treatment room, along with a further room to the rear providing WC facilities and storage space.

Currently occupied by a podiatry and chiropody practice, the ground floor commercial premises offer potential for a variety of alternative uses, subject to any necessary consents. The accommodation could lend itself well to retail, professional services or other commercial uses.

The lower ground floor provides useful cellar storage and additional space, adding to the flexibility of the premises.

The residential accommodation benefits from its own private entrance, separate from the commercial premises, and is arranged over the first and second floors. The first floor offers a generously sized bedroom, enjoying an abundance of natural light through its large windows, along with a spacious bathroom.

Stairs lead up to the second floor, where you will find a characterful open-plan kitchen and living area, featuring exposed beams and large windows offering fantastic views across the beautiful market town and beyond. This bright and cosy space provides an attractive setting for both everyday living and entertaining, with plenty of character throughout.

36 & 36a Market Street offers excellent flexibility, whether you're looking to live in the residential accommodation or let it out as an investment, whilst continuing to rent out the commercial premises below. Alternatively, there is the opportunity to establish your own business, making this a versatile and appealing property with plenty of potential for a variety of buyers.

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out












REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 36 Market Square properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 3 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

SHOP

01 GROUND FLOOR

Reception

A bright and welcoming reception area with large floor-to-ceiling windows overlooking Market Street, providing excellent natural light and visibility to passing pedestrians. Laminate flooring, ceiling-mounted spotlights.

Treatment Room

A spacious room with a large window to the side, fitted with a frosted privacy screen, grey vinyl flooring, ceiling-mounted fluorescent lighting, wall-mounted air conditioning unit and wash hand basin. A door leads through to the rear storage and WC area.

W/C

A useful rear storage area with tiled walls, a Belfast-style sink with hot and cold taps, shelving and additional storage space beneath the stairs, along with WC facilities.

Hallway

Laminate floor. Staircase leading to the lower floor.

02 LOWER GROUND FLOOR

Cellar Store

A spacious lower ground floor area. Fitted carpet. Ceiling spotlights. Useful understairs cupboard. Small window to the front. Staircase leading to the ground floor.

03 FLAT

Entrance

Laminate flooring. Staircase to first floor. Built in cupboard housing gas meter. Glazed wooden external door to the front.

04 FIRST FLOOR

Bathroom

Generous bathroom. Tiled flooring. Downlights. Extractor fan. Part tiled walls. Corner spa bath with electric shower over. W/C. Wash basin. Over stairs storage cupboard. Heated towel rail. Window.

Bedroom

Spacious front double bedroom. Laminate flooring. Under stairs cupboard housing electric meter. Radiator. Two windows - one to the side and a large bay window to the front with double doors.

05 SECOND FLOOR

Living Kitchen

Solid wood flooring. Exposed beams and trusses. Part tiled walls. Good range of wall and base units with complementary worktops. Integrated fridge, freezer, electric oven, hob and extractor fan. Stainless steel and on a half bowl sink. TV point. Two large windows overlooking the market square.

06 AGENTS NOTES

Material Information

Grade II listed building. Mains electric, water & drainage. Mains gas central heating. Conversation Ares: Kirkby Stephen. Flood Risk: Very Low with no known history of flooding. Broadband: Basic 17 Mbps Superfast 80 Mbps.

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06 AGENTS NOTES

Tenancy Information

The ground floor commercial premises are currently let to a podiatry and chiropody practice, with the existing tenant happy to remain should this suit the new owner. The residential flat is currently vacant, having previously been let, offering the flexibility for a purchaser to occupy or rent out. Further information regarding rental income and tenancy arrangements can be provided upon request.

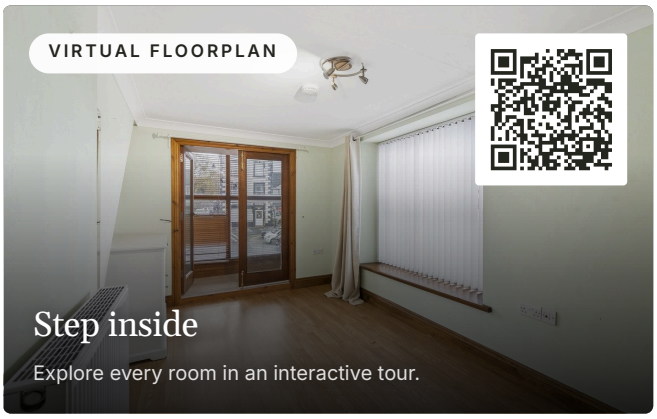
Recent Works

In 2024, rotten window sills to the shop front were replaced, and the ground floor exterior woodwork and doors were repainted. In 2025, the existing cement render was removed and replaced with traditional lime mortar render, and a rotten first-floor timber lintel was replaced with a stone lintel. These works cost approximately £18,000. An electrical inspection has also recently been carried out, with documentation available upon request, subject to confirmation.

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.

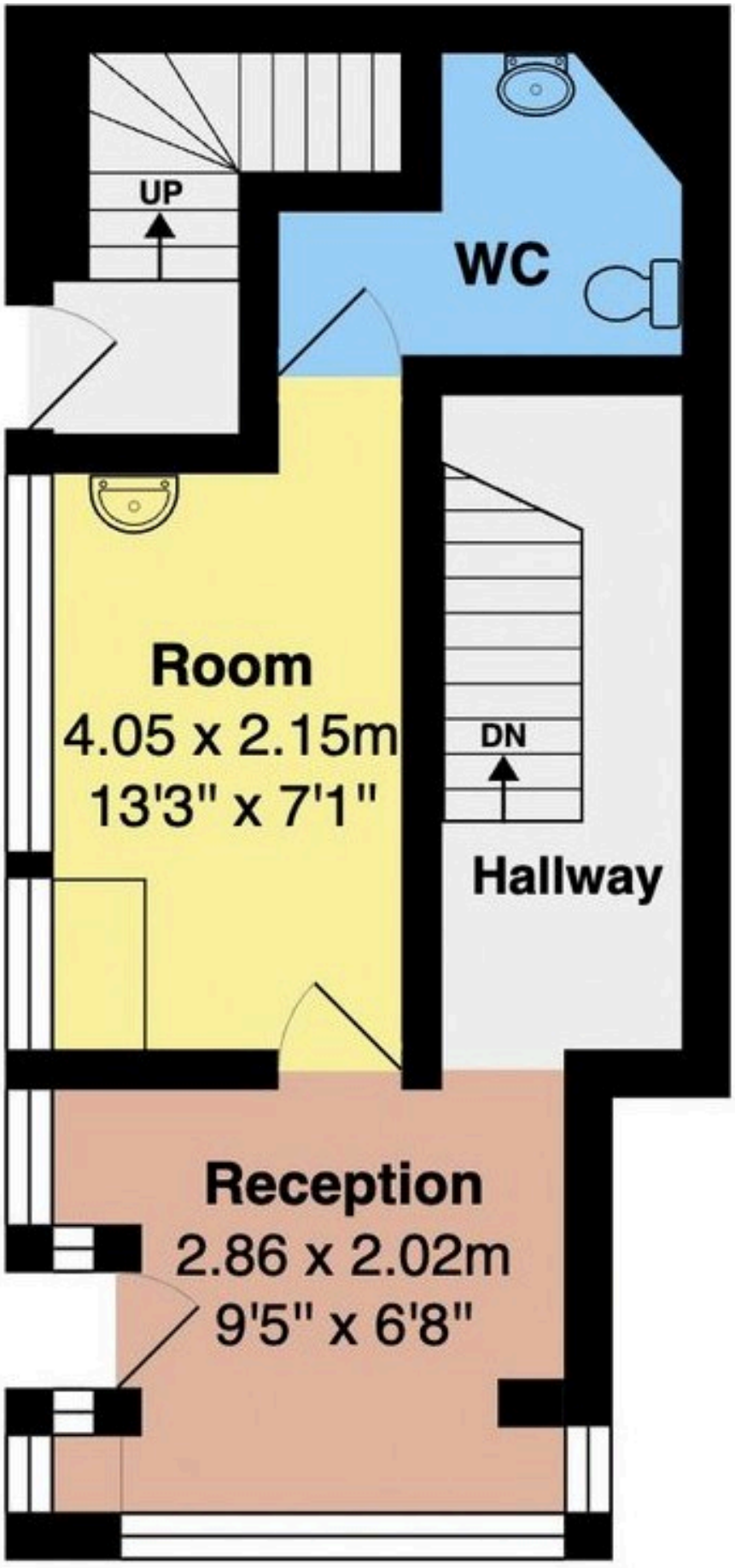


DOCUMENTS & LINKS

Flat EPC.pdf
PDF · 0.60 MB

Commerical EPC Shop.pdf
PDF · 0.23 MB

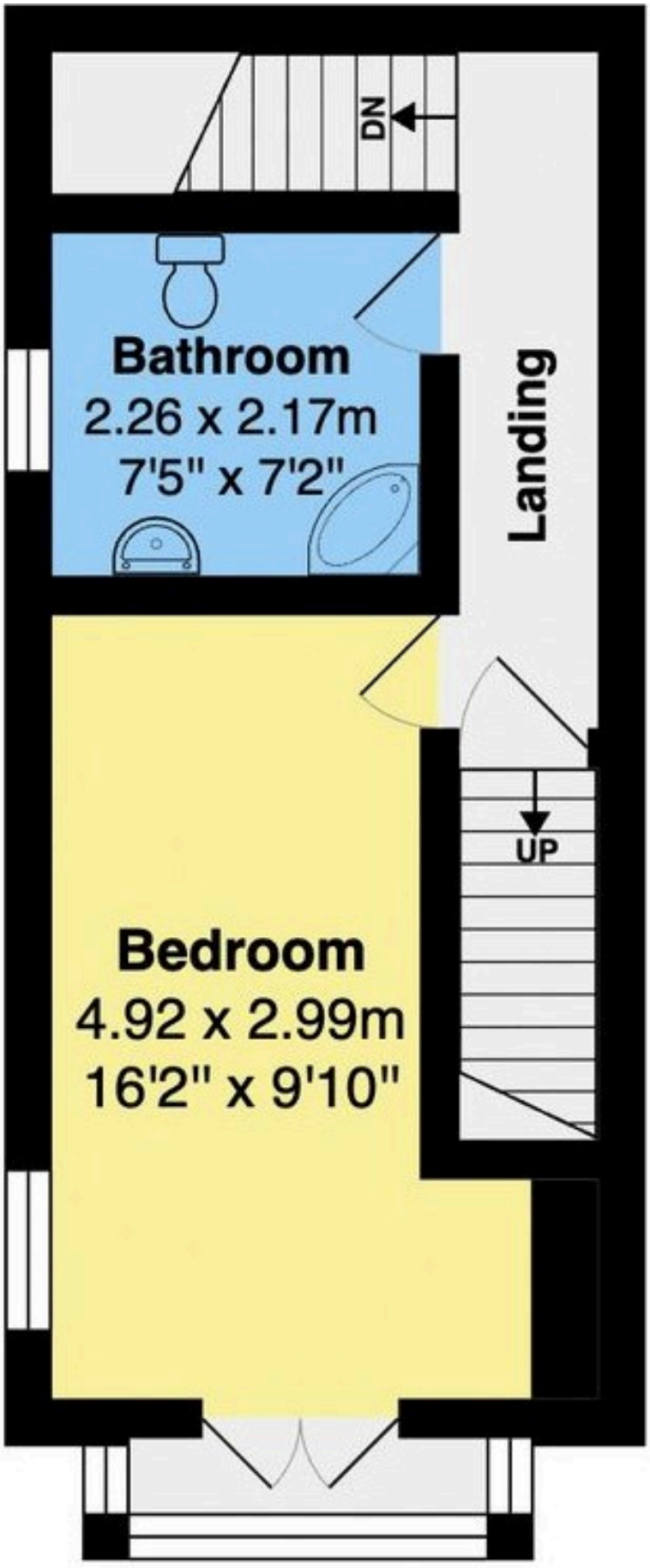
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Ground Floor

Area: 32.0 m² ... 344 ft²

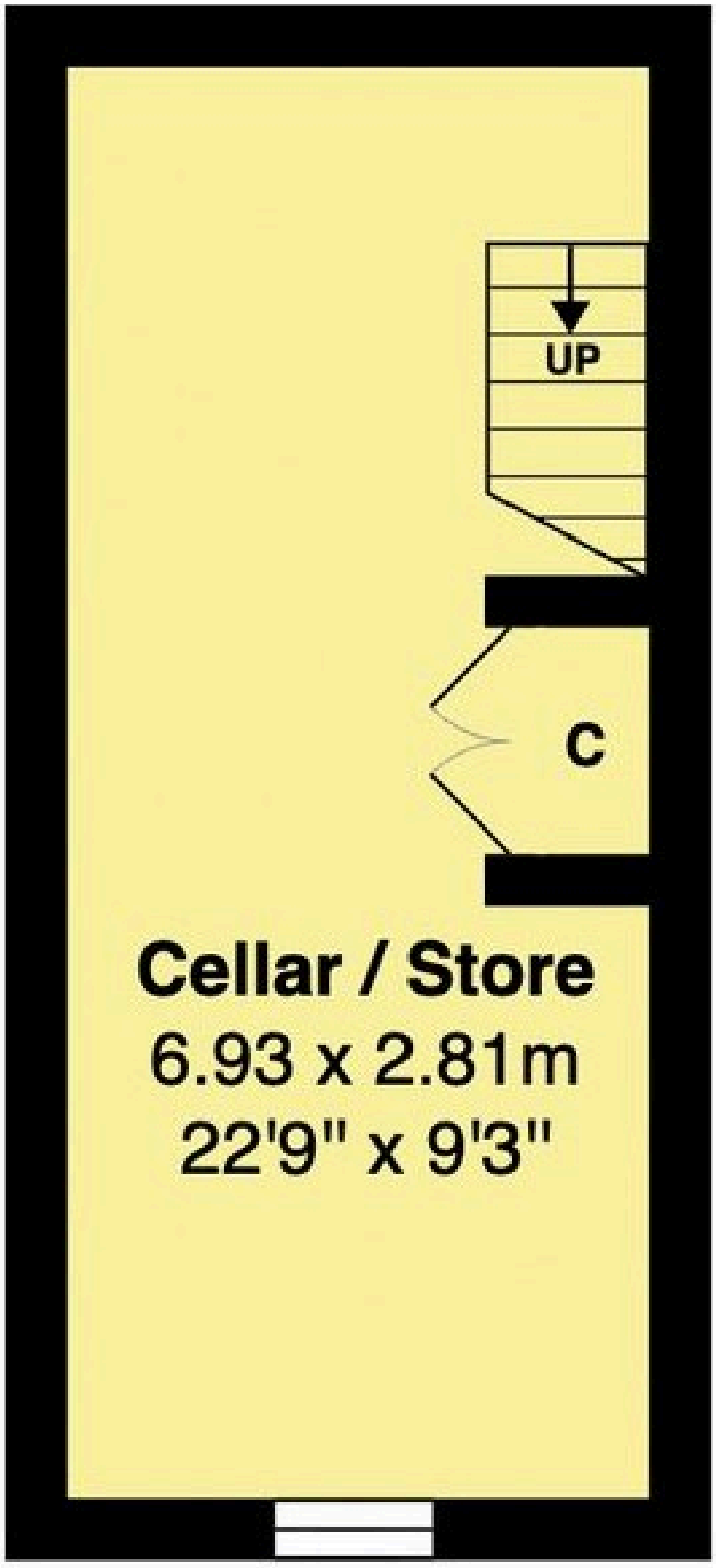
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First Floor

Area: 30.7 m² ... 330 ft²

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Lower Ground Floor

Area: 19.4 m² ... 209 ft²

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Second Floor

Area: 27.5 m² ... 296 ft²

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