J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QT

36 & 36a Market Street

Guide Price £165,000 - £185,000 | 1 | D,C

AT A GLANCE

- Grade II Listed Mixed-Use Property
- Prominent Town Centre Location
- Commercial Premises with Separate Entrance
- Ground Floor Commercial Space & Cellar Storage
- One Bedroom Apartment with Private Entrance
- Spacious First-Floor Bedroom & Bathroom
- Characterful Second Floor Open-Plan Living with Exposed Beams
- Flexible 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 Mixed-Use Property

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.

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out














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

Private entrance door, laminate flooring, radiator and cupboard housing the gas meter. Turned staircase leading to the first floor.

04 FIRST FLOOR

Stairs & Landing

Laminate flooring. Doors leading to the bedroom and bathroom. A further door providing access to the staircase leading up to the second floor.

Bathroom

A spacious bathroom. Tiled flooring, heated towel rail, corner Jacuzzi-style bath with shower screen, wall-mounted wash hand basin and WC. Partially tiled walls and a large cupboard with plumbing and space for a washing machine. A large sash window to the front with wooden sill providing plenty of natural light.

Bedroom

A spacious double bedroom. Laminate flooring. Radiator. Large window to the side. Sloping ceiling with built-in wooden shelving and eaves storage which houses the fuse box. Glazed double doors to the front lead into an additional sitting area, featuring floor-to-ceiling glazing which provides an abundance of natural light and lovely views overlooking the market town.

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.

05 SECOND FLOOR

Stairs & Landing

Laminate floor. Radiator. Turned staircase leading to kitchen living area.

Open Plan Kitchen Living Area

Spacious and characterful open-plan living kitchen with vaulted ceiling and impressive exposed timber beams. Laminate floor. Two large sash windows to the side, enjoying plenty of natural light. The kitchen is fitted with a range of wall and base units. Stainless steel sink. Integrated gas hob and oven. Space for fridge.

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.

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.

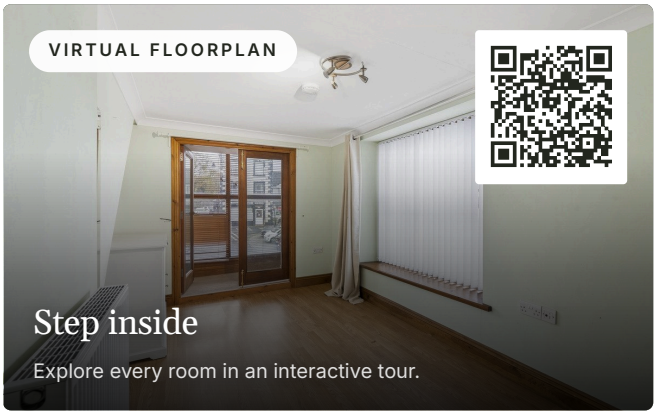
> *Prominent Town Centre Location*

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.

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

REQUEST THE VIDEO VIEWING

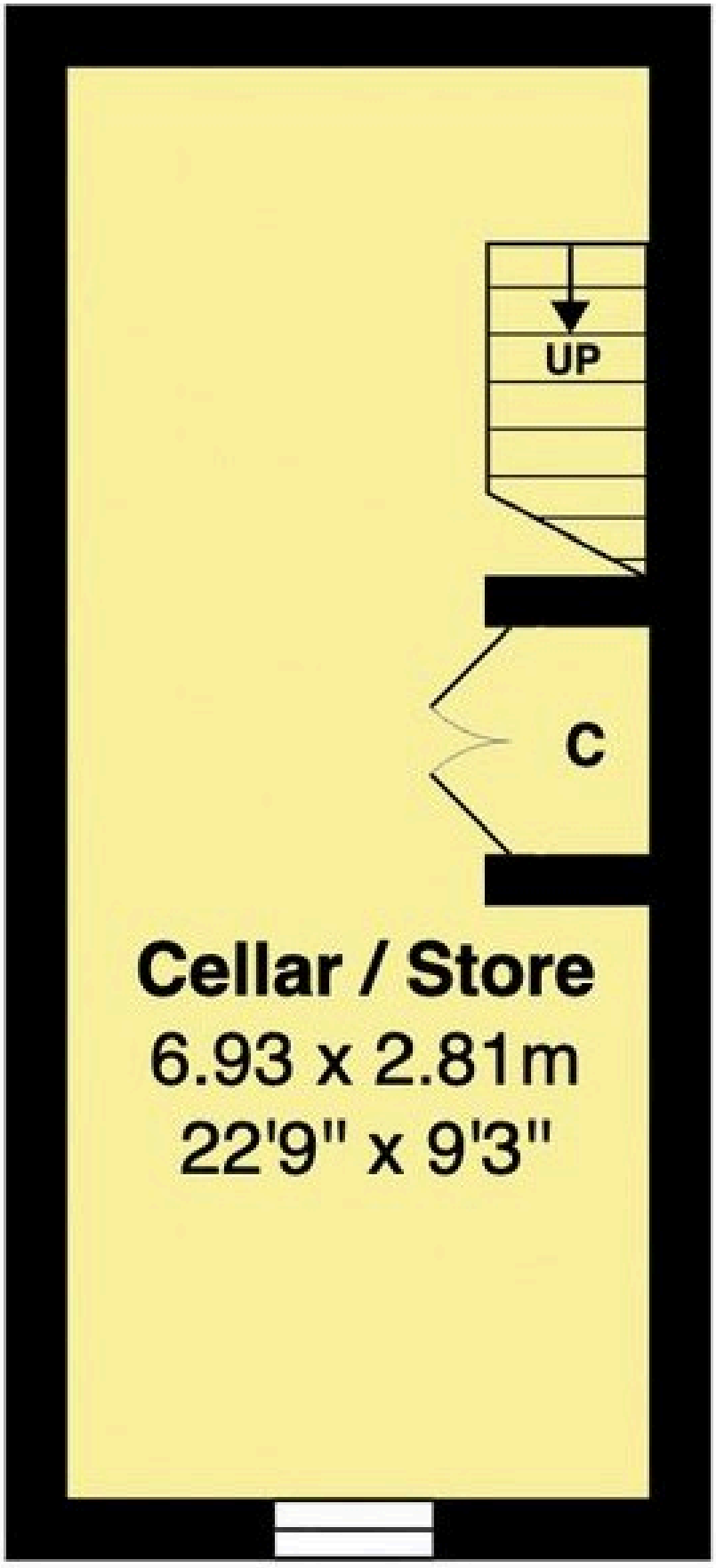
Interest piqued? Here's what's next.

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 & 36a Market Street 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

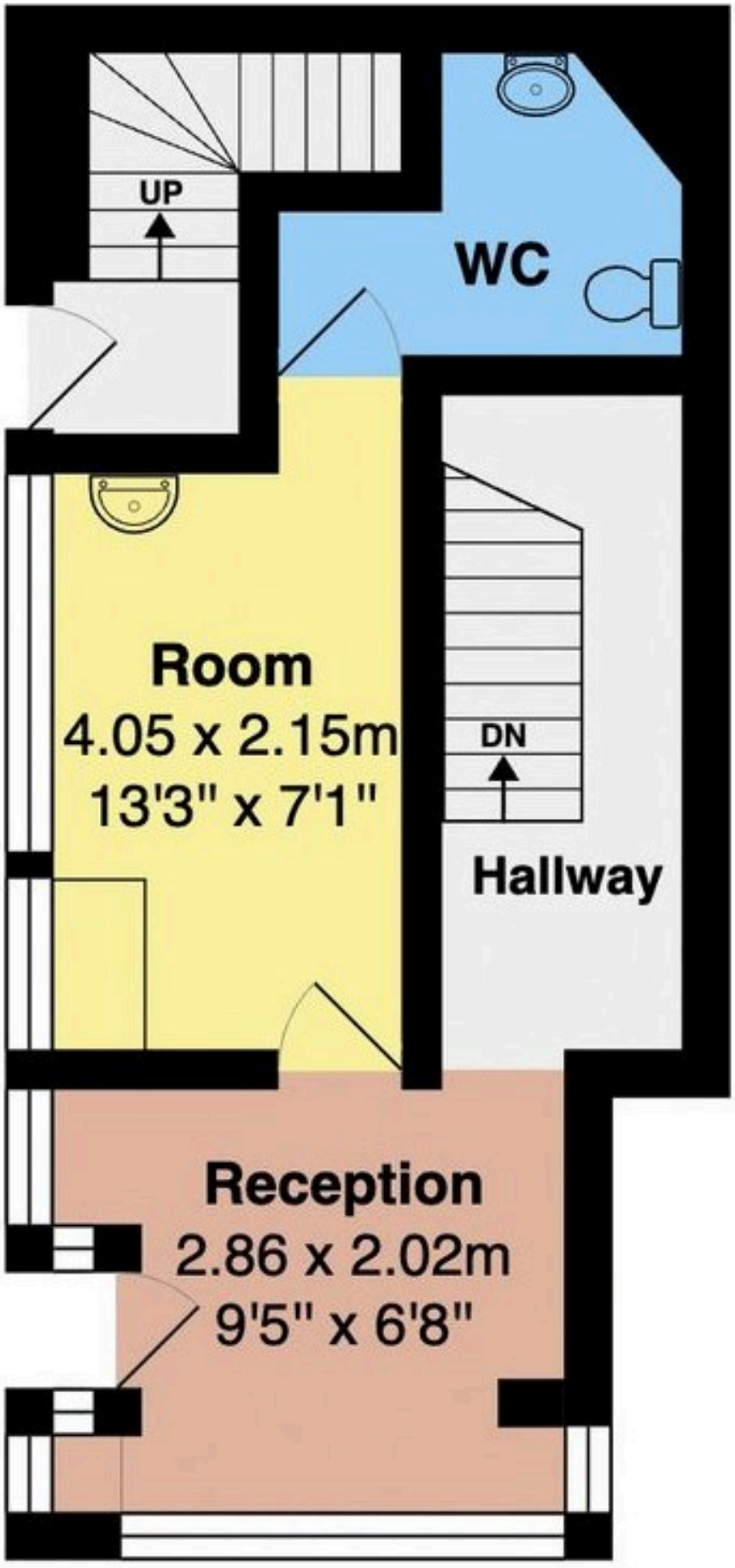
Produced 3 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy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



Lower Ground Floor

Area: 19.4 m² ... 209 ft²

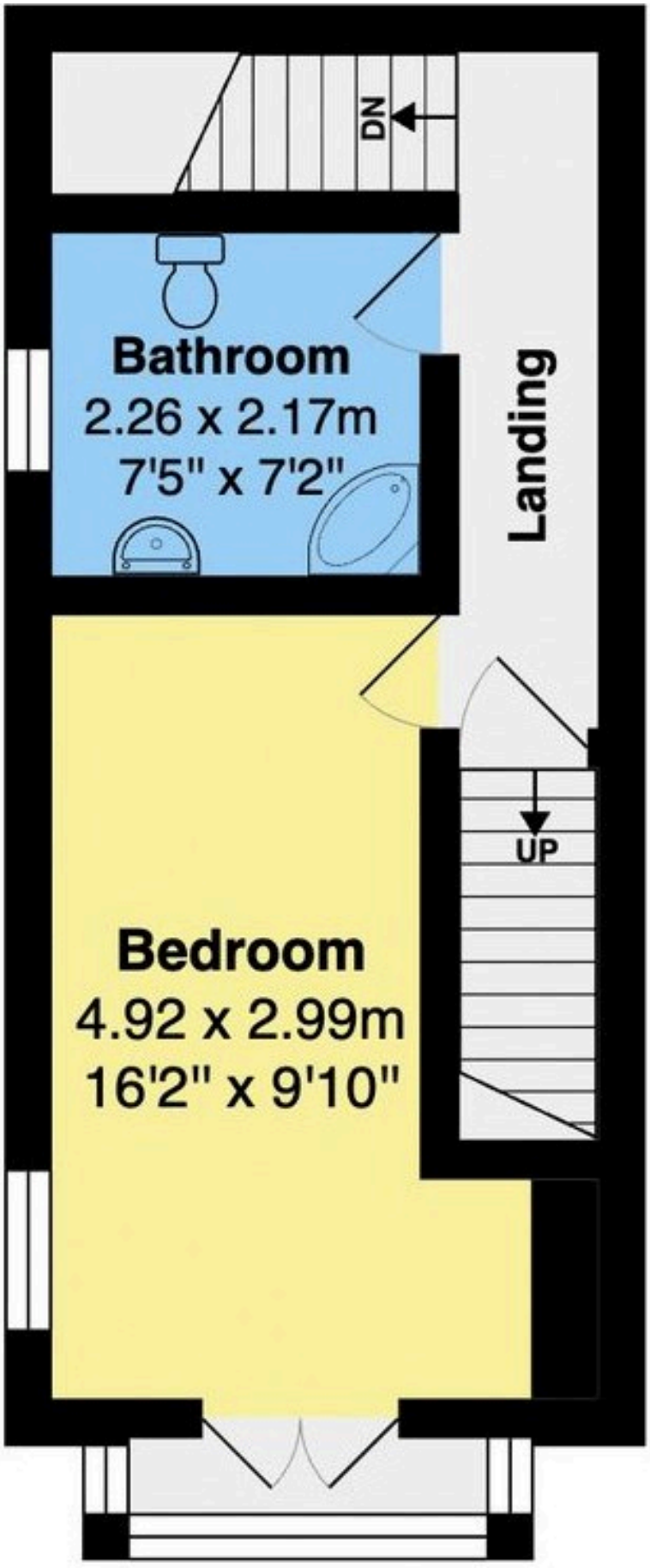
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Ground Floor

Area: 32.0 m² ... 344 ft²

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



First Floor

Area: 30.7 m² ... 330 ft²

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Second Floor

Area: 27.5 m² ... 296 ft²

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.