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25

COBBLE  
Country  
FOR SALE

Main St. Gallery  
25 Main Street  
Sedbergh, Cumbria  
LA10 5BN  
→

Attractive Retail Premises For Sale  
25 Main Street, Sedbergh, Cumbria, LA10 5BN



# Property Summary

- Self-contained shop unit in Sedbergh town centre
- Providing modern and well-presented retailing space with a double shop front, basement workshop, office and staff facilities.
- Net internal area – 118.52 sq m (1,276 sq ft)
- Small business rate relief available
- Sale Price - £180,000 for the freehold interest and no VAT payable



## LOCATION

The property is situated on Main Street, one of the main thoroughfares and retailing areas in the town centre of Sedbergh, in Cumbria and the North West of England.

Sedbergh is a small town within the west boundaries of the Yorkshire Dales National Park and is situated on the eastern boundary of Cumbria only 5 miles from Junction 37 of the M6 Motorway. The town has a resident population of 6,369 (2011 Census) and is a popular tourist destination being 10 miles east of Kendal and 10 miles north of Kirkby Lonsdale. The town is very popular with walkers and book enthusiasts alike, being one of England's book towns owing to the Dales and Lakes Book Centre and a number of independent book shops along with being on the edge of the Yorkshire Dales National Park and at the foot of the Howgill Fells on the north bank of the River Rawthey which joins the River Lune around 2 miles to the south of the town. Sedbergh is also well known for an independent school which now comprises Casterton Sedbergh Preparatory School (near Kirkby Lonsdale) for ages 3-13 and Sedbergh School for ages 13-18 both of which are nationally acclaimed schools.

Main Street forms part of the A684 which enters the town from the west and with a direct link to Junction 37 of the M6, which is just 5 miles away and it continues east into the heart of the Yorkshire Dales National Park. From Sedbergh, the A683 travels south to Kirkby Lonsdale 10 miles away and links with the A65 which travels east to Junction 36 of the M6, approximately 15 miles away and west to Ingleton and Giggleswick/Settle circa 19 miles and 28 miles away respectively.

Oxenholme Train Station which is situated on the West Coast main railway line is located 10 miles to the west providing direct services to London (approximate journey time 2 hours 50 minutes) and Glasgow (1 hour 45 minutes).

25 Main Street occupies a prominent position adjoining Sedbergh Library and opposite the local Post Office and within close proximity to the retailing core where there is a range of popular public houses, restaurants, cafes and shops.

## DESCRIPTION

The property comprises an attractive ground floor shop with basement workshop, forming part of a larger stone building underneath a pitched slate roof with a residential flat at first floor that has been sold off on a long-leasehold basis.

The premises incorporate a traditional timber framed shop frontage with central pedestrian door as well as a separate bay window display.

A central inset pedestrian entrance opens to a charming open plan shop area, currently trading as a gallery, fitted out with wood effect laminate flooring, plaster painted walls and ceiling, track spotlighting, raised window displays to each side of the front door and having wall mounted radiators.

There is a further sales area, connected by a rear lobby, fitted out to the same modern standard and providing further open plan accommodation.

A staircase leads down to a basement workshop, divided into two principle areas and having solid concrete flooring, rendered painted walls, strip fluorescent lighting, a separate office, kitchen and WC.







#### ACCOMMODATION

The property has been measured on a net internal area basis as follows:

Ground Floor	60.82m <sup>2</sup>	(655 sq ft)
Basement	57.70m <sup>2</sup>	(621 sq ft)
Total Net Internal Area	118.52m <sup>2</sup>	(1,276 sq ft)

#### SERVICES

The property is connected to mains electricity, water and the mains drainage/sewerage system.

Heating is provided via an electric boiler which feeds wall mounted radiators throughout and hot water is provided via electric water heaters.

The services have not been tested and therefore should not be relied upon.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of C55, valid until 31 May 2033.

A copy of the certificate is available to download from the Edwin Thompson website or upon request.

#### RATEABLE VALUE

The property has a Rateable Value of £9,300 with estimated rates payable of £4,762 per annum although the premises will qualify for small business rate relief subject to meeting the relevant criteria and prospective purchasers should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 0300 373 3300.

#### TENURE

The property is held freehold title of the whole under Title Number: CU52325 and will be sold with full vacant possession.

#### PROPOSAL

The property is offered with full vacant possession, at a price of £180,000 exclusive for the freehold interest. The sellers reserve the right not to sell and are not bound to accept the highest or any offer received.

#### MONEY LAUNDERING LEGISLATION

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence as well as proof of finance.

#### VAT

It is understood that the property is not elected for VAT and therefore VAT will not be payable on the sale consideration.

#### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

#### VIEWING

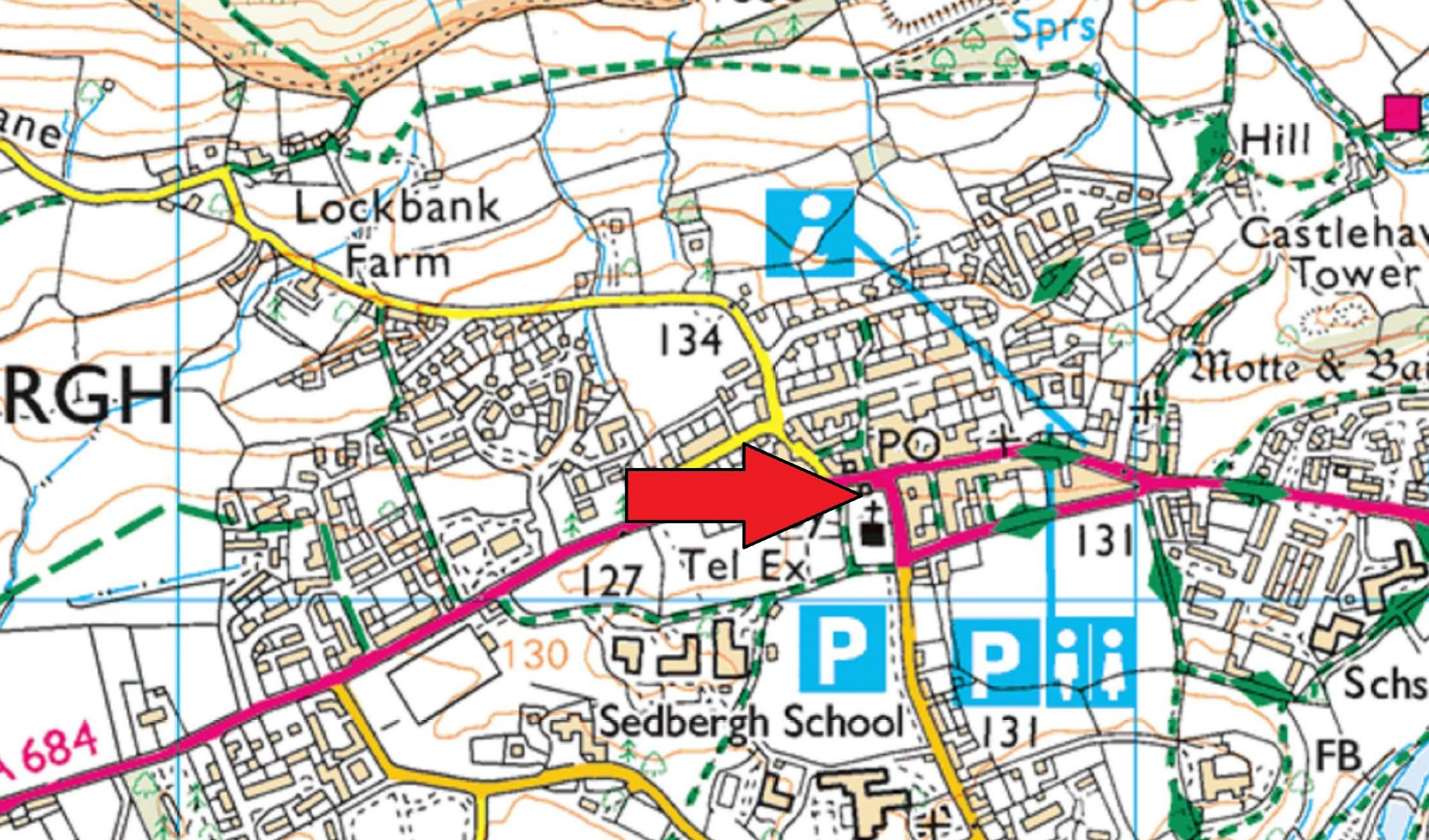
The property is available to view strictly by appointment with Edwin Thompson, contact:

John Haley – [j.haley@edwin-thompson.co.uk](mailto:j.haley@edwin-thompson.co.uk)  
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