



Pedicare House Howgill Lane
Sedbergh, Cumbria LA10 5DE

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



Pedicare House Howgill Lane Sedbergh, Cumbria LA10 5DE

COMMERCIAL PROPERTY

A detached, self-contained premises offering a variety of business opportunities including shop or office space, just off the Main Street in Sedbergh. The property accommodates a small entrance vestibule, large reception area, two enclosed shop/storage areas, WC and kitchenette. There is double glazing through-out.

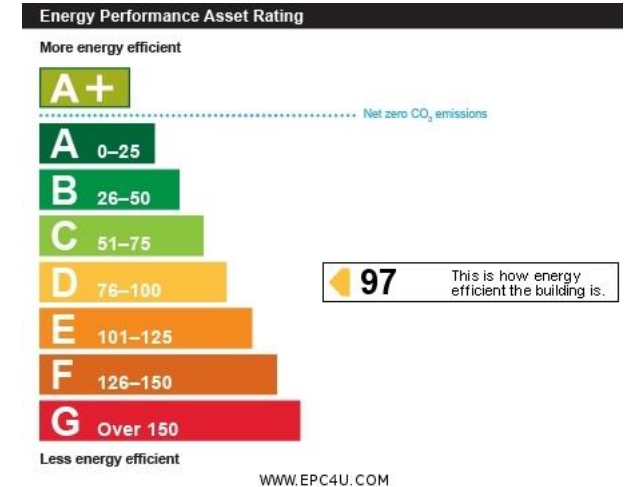
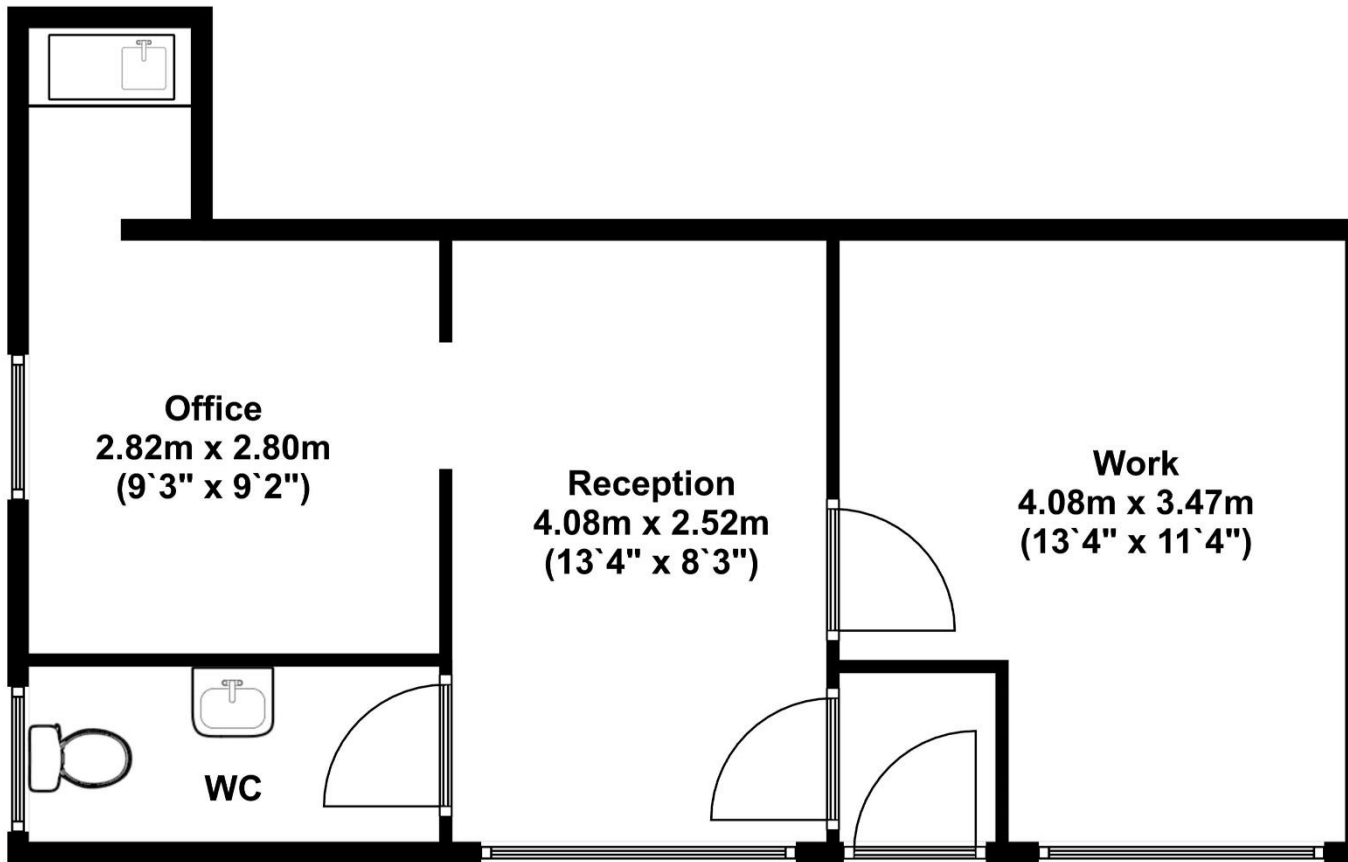
Heating is via electric plug-in heat sources.

Externally a small enclosed adjoining area for bin storage.

Class is A1/A2 Retail and Financial/Professional services.

Guide Price £82,000





SERVICES

Mains electric, water and drainage.

TENURE

We are advised by the vender that the property is Freehold.

DIRECTIONS

At the Dalesman, take a left onto Howgill Lane. The property is located on the left hand side half way up the lane.

COUNCIL TAX BAND

We are advised that the property is assessed for rates as follows: - For 2024/2025, the gross payable is £1322. It may be possible that a qualifying occupier of the property would benefit zero under the current business rate system. Please make all enquiries through SLDC.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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