



The Green Door
35 Main Street, Sedbergh, Cumbria LA10 5BL

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



The Green Door, 35 Main Street, Sedbergh, Cumbria LA10 5BL

"The Green Door" is a Grade II listed confectionery shop and is a fantastic investment opportunity. The shop's central location makes for a well-loved sweet shop to both residents and visitors. The premises also benefits from first floor accommodation currently being used as stock storage, which comprises of an open plan lounge/kitchen, bathroom, double bedroom and an office space/second bedroom.

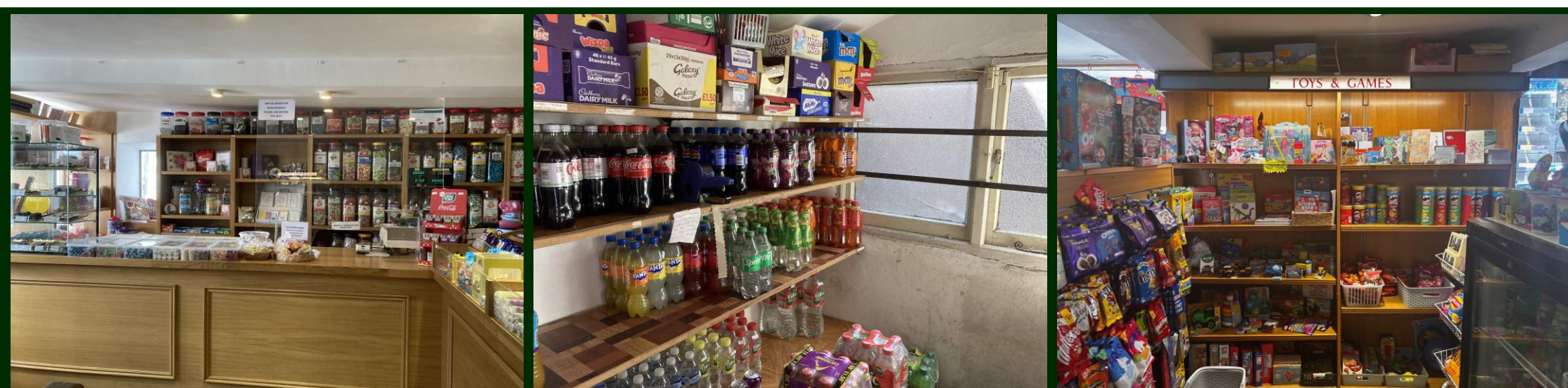
The shop area is an open space equipped with plentiful shelving units both free standing and wall mounted, an ice cream freezer and two drinks fridges. In addition, there is also a sales counter with more stock. To the rear of the shop there is a storage room for stock and a door to a small yard.

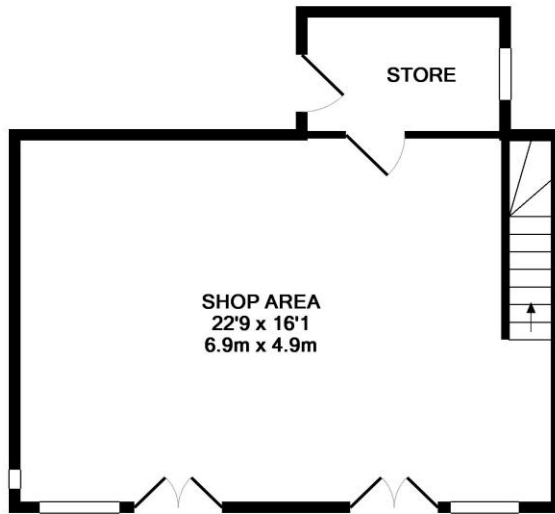
A staircase at the rear of the shop leads to the first floor flat. The lounge has a window to the front overlooking the historic Main Street, the kitchen is equipped with wall and base units, electric oven and gas hob, stainless steel sink with drainer and space for a fridge. The office is adjoining the kitchen/lounge and has been fitted with shelving units, a worktop and has plumbing for a washing machine.

The bedroom is a double room with a built-in wardrobe. To complete the accommodation there is a white three-piece suite bathroom with a shower over the bath.

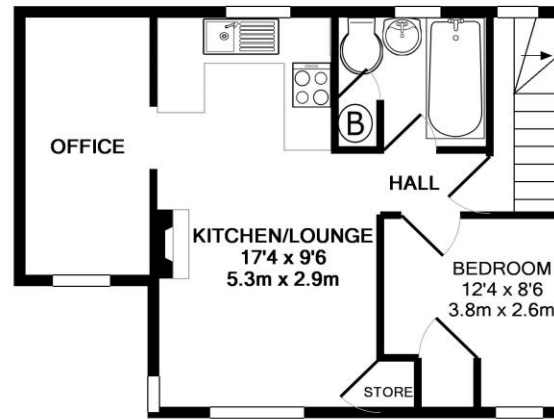
As a successful small business in a thriving market town, "The Green Door" is an investment you won't want to miss!

**Offers in the region of £190,000
Plus stock at valuation.**





GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78 This is how energy efficient the building is.

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SERVICES

Mains gas, electric, water and drainage.

TENURE

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

COUNCIL TAX BAND

We are advised that the property is currently on retail business rates.

DIRECTIONS

Situated on the right hand side of Main Street 30 metres after entering the one way system. Parking is available at either Joss Lane or Loftus Hill car park.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

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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