

## Sedbergh

**£45,000**

Leighton's Barber Shop & Hair Salon, 12 Main Street, Sedbergh, LA10 5BN

A ground floor retail unit in a parade of shops on Main Street in Sedbergh, with an excellent display window and having a well presented sales area, that has been successfully used as a hairdressers for many years. Sedbergh is a traditional Dales market town, known as England's Book Town and for its private school.

### Quick Overview

Retail Premises

Two Sales Areas

Excellent Window Display

Prominent High Street Location



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Broadband Available



Parking Available Within Sedbergh

Property Reference: KL3683



Hallway

Accommodation with approximate dimensions:

Room One 12' 4" x 12' 8" (3.76m x 3.86m)

Room Two 12' 4" x 15' 4" (3.76m x 4.67m)

#### Property Information

#### Parking

Parking within Sedbergh Market Town.

#### Tenure

Leasehold. Subject to the remainder of a 999 year lease dated the 11th May 1990. Please contact the office for further information.

#### Council Tax

Westmorland and Furness. Band TBC.

#### Services

Mains electricity, gas, water and drainage.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### Viewings

Strictly by appointment with Hackney & Leigh.

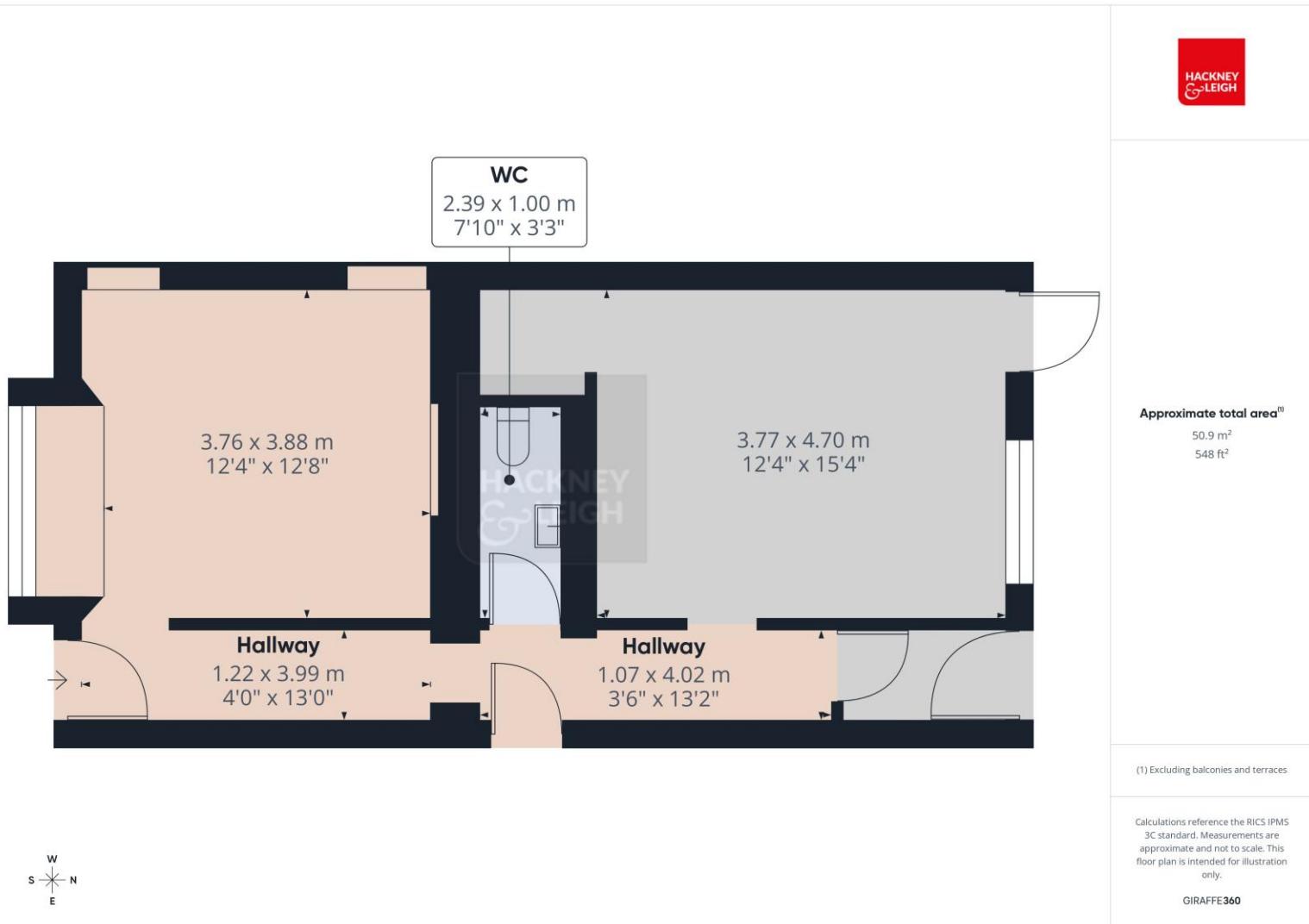
#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



W.C.





All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/01/2026.