



## THE GREEN DOOR MAIN STREET SEDBERGH, LA10 5BL

**£190,000**  
**FREEHOLD**

"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



# THE GREEN DOOR MAIN STREET

- Well established sweet shop
- Grade II Listed
- Great investment opportunity
- 1 Bedroom flat with kitchen/diner, bathroom and office
- Central Main Street location
- Rear store and yard





## THE GREEN DOOR MAIN STREET





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:** Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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