



**35, Main Street**  
**Sedbergh, Cumbria, LA10 5BL**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# 35, Main Street

## Sedbergh, Cumbria, LA10 5BL

A great opportunity to purchase a good sized central shop premises on the Main Street of Sedbergh. 'The Green Door' is being sold as a going concern. This is a well established confectionary business and is a well known shop to both locals and visitors to the Town.

This premises also benefits from first floor accommodation potential above the shop to include a Lounge/kitchen, double bedroom, bathroom and office. There is also loft access for storage.

Internally the shop area is an open space with 50% of the walls taken up by shelving to hold the wide range of jars of sweets. There is a store to the rear of the shop, ideal for storing stock and there is an external door to a small rear yard.

An enclosed stair case leads from the ground floor shop area to the first floor flat. The lounge is fitted with a gas fire and looks out over the Main Street. The kitchen is fitted with wooden base units to include a fitted electric oven with gas hob, recess for a fridge and stainless steel sink with drainer. A window looks out over the yard and to the rear of the property.

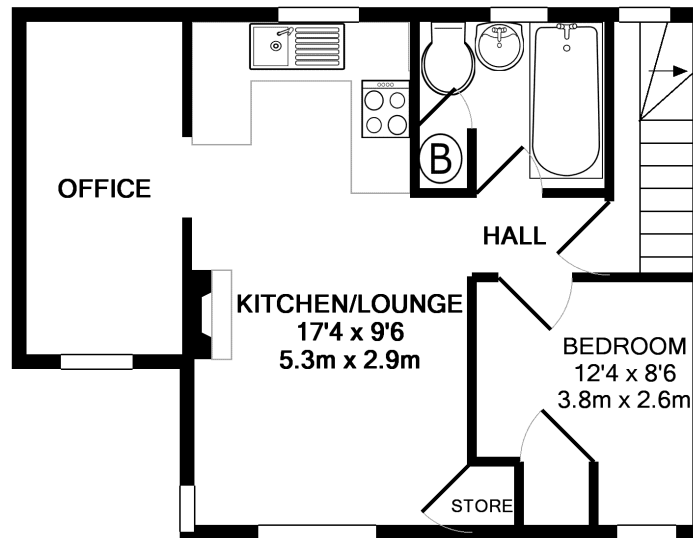
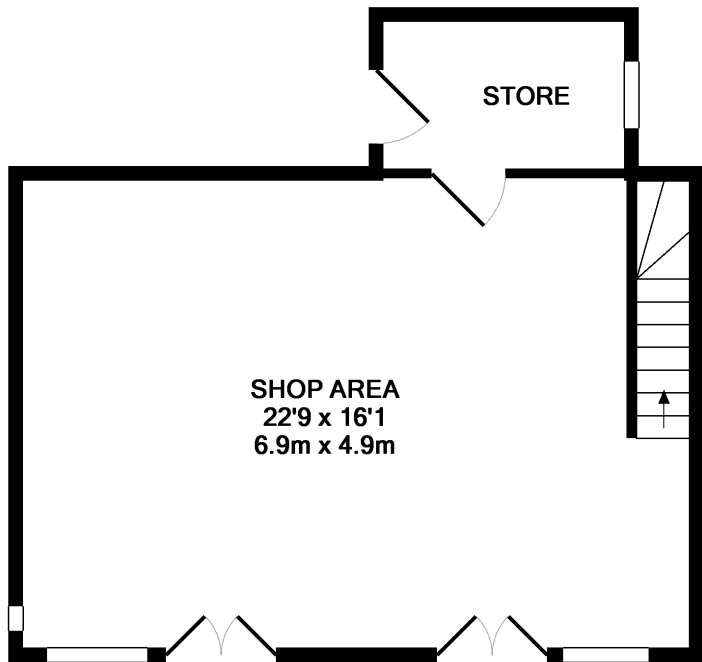
A door leads from the Kitchen/lounge to the office. This is an area located over the alley between an adjacent building. This has been fitted with shelving and a worktop with space and plumbing for a washing machine/ tumble dryer and freezer. There is a window to the front and electric and phone points for a home office.

The bedroom is a double room with a built in wardrobe and the bathroom is across the landing with a three piece suite in white to include a shower over bath.

A small successful business in a thriving market Town, definitely an opportunity not to be missed.

## Offers in the Region Of £129,950 Plus Stock At Valuation





TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2011

**SERVICES**

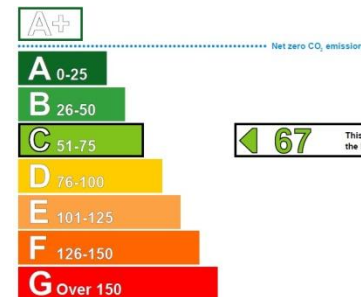
Mains gas central heating. Mains electric, drainage and water.

**TENURE**

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

**DIRECTIONS**

Situated on the South (right hand) side of Main Street, 30 metres after entering the one way Main Street.



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.

C1041 Printed by Ravensworth 01670 713330

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

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk