



25 Main Street, 'Three Peaks', Sedbergh, Cumbria,  
LA10 5BN

**Cobble Country**

**25 Main Street, Sedbergh, Cumbria, LA10 5BN**  
**Yorkshire Dales National Park**

**An excellent opportunity to purchase a town centre business premises. Great location and flexible space. Directly opposite the town's Post Office and next door to the town's library.**

**Guide Price of £145,00**

Situated within the centre of Sedbergh - one of England's book towns, itself a major attraction for tourism, this business premises benefits from being well positioned to take advantage of the passing trade.

The property comprises of two main retail areas with three large bay style display windows and cloak room/w.c. Stairs from the ground floor lead to the basement, comprising of two large rooms, which provide ample storage space.

Access to the retail area is immediately off Main Street, however there is also a side personal door at lower ground floor level providing access to the basement area.

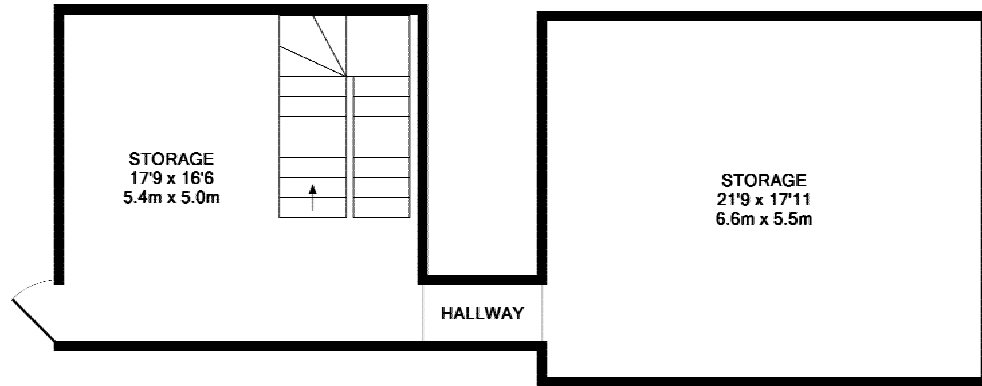
Business rated £6,500 per annum. Charge payable £2814.50, may be eligible for small business rate relief.

The property is on mains water and drains with gas and electric.

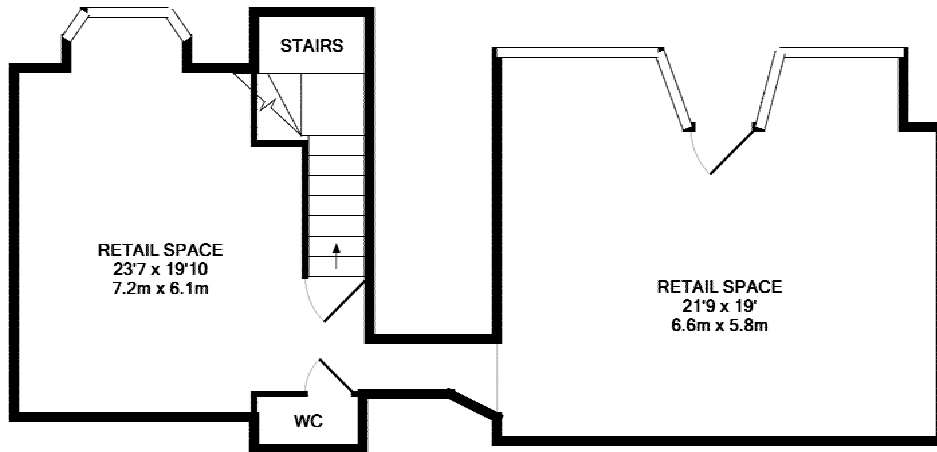
N.B This is the premises only; not being sold as a going concern as the 'Three Peaks' leisurewear is relocating to the Hawes branch.

Please note the shop is for sale, the accommodation above is owned separately.





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 65.1 SQ.M.  
(701 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 69.0 SQ.M.  
(743 SQ.FT.)

TOTAL APPROX. FLOOR AREA 134.1 SQ.M. (1444 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## FREE VALUATION

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

## DISCLAIMER

**The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independantly made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

## DIRECTIONS

Approching Sedbergh from Kendal on the A684. the business is situated on the right hand side of the High street directly opposite the Post office.

## VIEWINGS

Viewings are strictly by arrangement with the agent.

**59 Main Street, Sedbergh, Cumbria. LA10 5AB**

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