



Steadmans, 2 Finkle Street, Sedbergh

Cobble Country

Steadmans Butchers, 2 Finkle Street, Sedbergh, Cumbria, LA10 5BZ

An incredibly rare opportunity to buy an excellent established and well regarded local business in the increasingly popular market town of Sedbergh in the Yorkshire Dales National Park.

Freehold Property Guide Price of £330,000 or £22,500 per annum

Fixtures and Fittings Guide Price of £65,000

Goodwill by negotiation

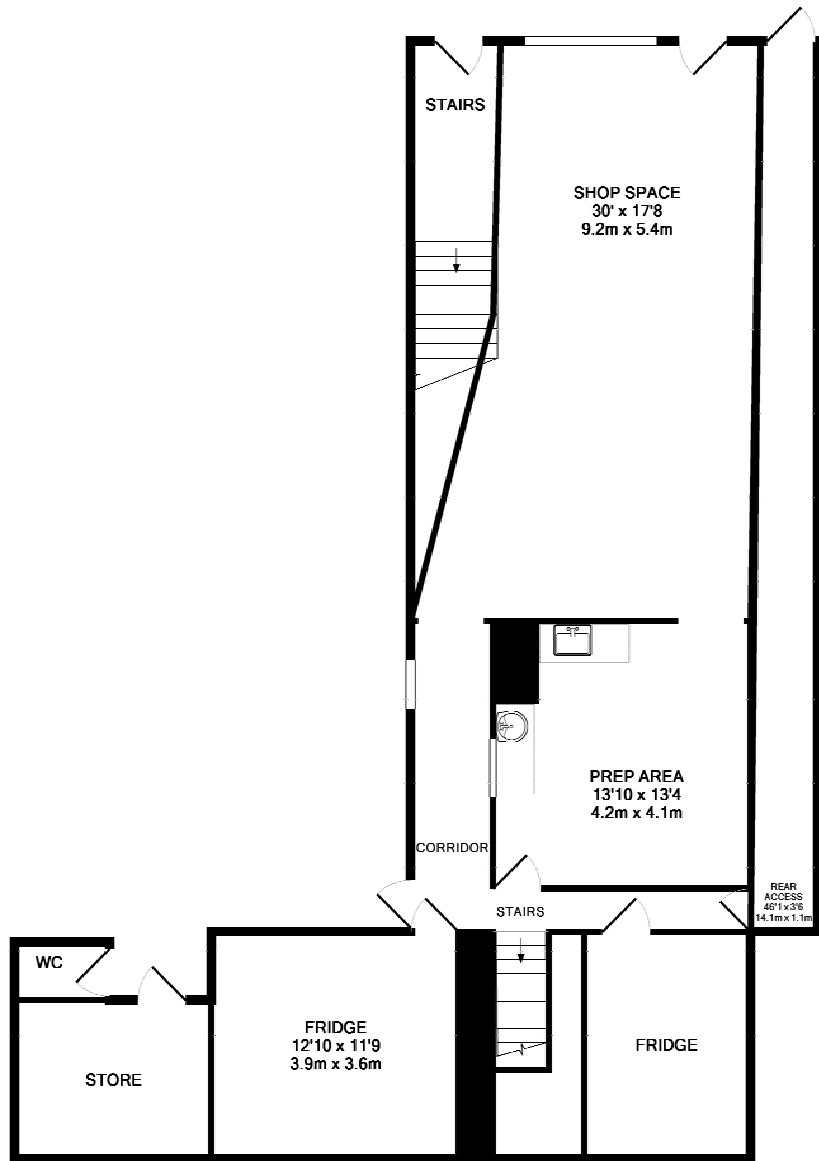
Situated within the centre of Sedbergh - England's book town, itself a major attraction for tourism, this 40 year established business benefits from being well positioned to take advantage of the passing trade as well as a long established loyal client base.

The property comprises of shop frontage facing onto Finkle Street with separate access to 2 upper floors that offer mainly business use of the first floor with a self-contained second floor one-bedroom apartment. Through the shop and display area there are separate areas for immediate preparation and storage/fridges as well as further substantial areas on 2 floors at the rear that offer full working areas for preparation and cooking.

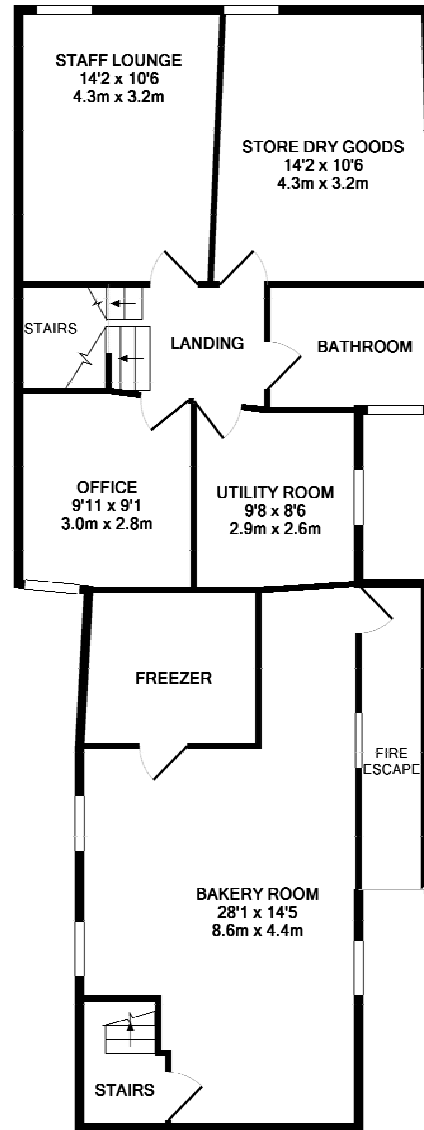
Steadmans Butchers has an extremely high and loyal local population following as well as good commercial and local wholesale distributors providing steady business levels. A growing internet business is developing and benefiting the many tourists (database of over 300 customers) who have enjoyed sampling some of their unique and award winning recipes and want a regular 'fix' to remind them of their holidays in the area.

Steadmans have won many awards for meat products and all the recipes will be part of the purchase. They have won 'North of England's Butchers shop of the year 2006/07' and 'North of England's best Rural Retailers 2007/08'. The business is described as a Modern Q Guild Butchers with traditional values stocking a wide range of home produced and local produce including extra matured local dales beef, local lamb, free range pork, British rose veal, game and own cured Garsdale dry cured bacon and hams. Famous for sausages, burgers, pies and black pudding, many of which are National and International award winners.

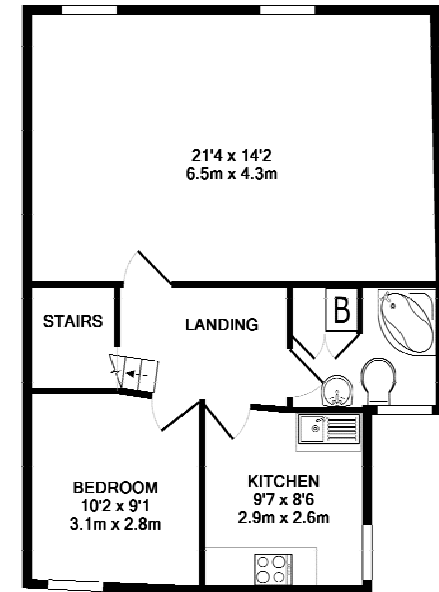
Excellent equipment with reasonable price attached to Fixtures & Fittings. Whole opportunity is negotiable on Sale or Lease. N.B The sale is prompted by the owner's ill health. He is willing to 'assist-in' any purchaser over a reasonable period of time.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1362 SQ.FT.
 (126.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1059 SQ.FT.
 (98.3 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 603 SQ.F.T.
 (56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3024 SQ.FT. (280.9 SQ.M.)

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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SERVICES

Mains gas central heating, electric, water and drainage.

TENURE

We are advised by the vendor that the property is Freehold

DIRECTIONS

Approaching Sedbergh from Kendal on the A684. the business is situated on the left hand side of Finkle street directly opposite the St. Andrews Church.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

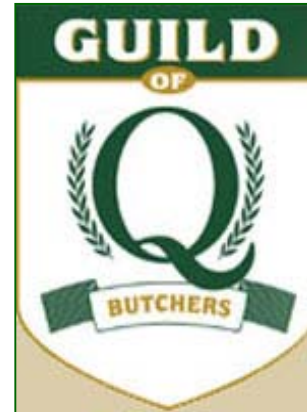
Cobble Country Property

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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 independently 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.