

Yorkshire Dales National Park Retail Unit to Let

73 Main Street,
Sedbergh
Cumbria
LA10 5AB



Sedbergh is situated within the Yorkshire Dales National Park, approximately 5 miles from Junction 37 of the M6 motorway, 13 miles from Kendal and 12 miles from Kirkby Lonsdale. Sedbergh benefits from Sedbergh School, an increasing number of tourists and is gaining a reputation as "England's Book Town" as well as gaining a "foodie" reputation. It is popular with walkers, cyclists and day trippers.



Location

The subject property is situated on Main Street, the main retail area of Sedbergh, directly opposite the Book Shelter and immediately opposite Joss Lane shopper's car park where weekly markets are held. There are a range of strong independent traders along Main Street including a greengrocer/delicatessen, a bakery, ironmonger and a confectioner, and various food outlets.

Description

The property comprises a former convenience store being a ground floor lock up shop with ancillary office and cellar storage.

Accommodation

The property offers the following accommodation:-

Internal width	5.25 metres	(17 feet 3 inches)
Shop Depth	13.15 metres	(43 feet 2 inches)
Ground floor sales	59.11 sq m	(636 sq ft)
Office	12.33 sq m	(133 sq ft)
Rear store	27.03 sq m	(291 sq ft)
Total Internal Area	98.47 sq m	(1060 sq ft)

Rent

A commencing rental of £9,500 per annum on an internal repairing and insuring basis for a length to be agreed. The lease is to be contracted out of the security of tenure provisions of the Landlord & Tenant Act

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value - £5,600
UBR – 49.9p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

101 – E

Legal Costs

The incoming tenant will be responsible for their own legal fees.

VAT

The property is not registered for VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Claire Bailey dealing), admin@peill.com for viewings.

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