

Christopher Whelan

To Let
16 Back Lane, Sedbergh LA10 5AQ



Licence Fee £240 pcm exclusive

Retail unit situated within the Yorkshire Dales town of Sedbergh.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
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Tel: 015396 20293 Fax 015396 21650

General

Rent to include electricity. Fair usage applies.
Available on a 12 month agreement. Landlord requires access to electric switches.

Retail unit 19ft 7ins x 11ft 11ins approx. 21.7m²

Flag floor, spotlights. Glass display cabinet. Double door to road. Rear door- no access to garden.

Services

Mains electricity. No toilet. No water.

Business Rates

Rateable value £1,500. Currently exempt.

Local Authorities

South Lakeland District Council, Kendal
Cumbria County Council, Carlisle

Terms

The property is available initially on the terms of a licence for a term of 12 months at a licence fee of **£240 pcm**. The tenant will be obliged to pay the fee 3 months in advance for the FULL TERM OF THE LEASE as a minimum. **The tenant must vacate the property on termination of the licence.**

Tenant Liabilities

The tenant is liable for payment of all outgoings including charges for electricity, and business rates levied or assessed on the premises and insurance cover for contents.

Charges

The applicant is required to pay an administration fee **£100.00 plus VAT. (£120.00)** to cover the cost of obtaining references, check of financial status and identity check.

References

We will require references from the current landlord where applicable, two personal references and an Employers reference and trade references if appropriate.

A Bank status report will be obtained. The applicant should let us have a signed letter of authorisation.

All references will be taken up and the applicant should be aware that a credit reference may be applied for from a Credit Bureau.

Viewing by arrangement.

Telephone: 01539 620293 Fax 01539 621650

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statement or representation of fact and that they do not constitute any part of an offer or contract. Neither the Agents nor the Landlord give any warranty or representation in relation to the property. Services, fittings and equipment referred to in these details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.