

Christopher Whelan

To Let
83A Main Street, Sedbergh LA10 5AB



Rent £5,200 pa excl.

Opportunity to rent this centrally located retail premises opposite the public car park in Sedbergh Town Centre.

The premises benefits from separate shop entrance, toilet, and large bay display window with storage under.

General

Separate electric supply to shop. Separate entrances.

Shop 4.65m x 5.64m (15ft 3ins x 18ft 6ins)

Suspended floor with ventilator fan. Carpet tiles. Tiled walls covered with insulation and cladding. Large bay display window, storage above and below window. 6 double power points. Telephone point. Smoke alarm.



Toilet

WC, hand basin, electric heater, vinyl floor, extractor.

Services

Separate electricity supply. Water, drains.

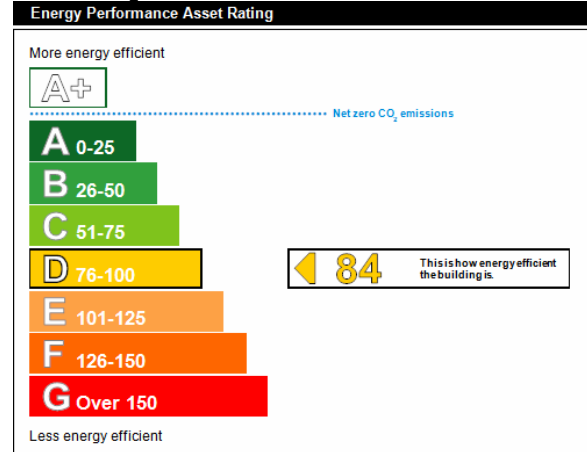
Business Rates

Currently qualifies for zero rates.

Local Authorities

South Lakeland District Council, Kendal
Cumbria County Council, Carlisle

EPC Graph



Flexible Terms

Occupier responsible for shop front, internal repairs, contents insurance, rates and all other outgoings. Initial rent equivalent to £100 per week exclusive.

Tenant Liabilities

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

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.

Deposit

The tenant is required to pay a deposit equal to one months rent to be held against the cost of repair or replacement of Landlords Fixtures and Fittings, furniture, decoration, overdue rent etc..

References

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

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 only.

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.