

# Christopher Whelan

**46 Main Street, Sedbergh,  
Cumbria LA10 5BL**



**Guide Price £187,000**

**Investment Opportunity**

**A double fronted shop with a self contained one bedroom apartment  
providing a long term investment.**

**Current rent receivable £8,920 PA excl.**



**Auctioneers, Estate Agents & Property Managers**  
70, Main Street, Sedbergh, Cumbria LA10 5AD  
property@chriswhelan.co.uk www.chriswhelan.co.uk  
Tel: 015396 20293 Fax 015396 21650

**Accommodation** (All measurements are approximate)

**General**

The property has just completed a thorough upgrade and modernisation scheme to provide a self contained one bedroom apartment on the first and second floors and a retail shop with toilet on the ground floor.

**Ground floor SHOP**

In a prominent position on Main Street opposite Spar.

**Sales area** 3.71m x 4.60m (12ft 2in x 15ft 1ins)

Double fronted retail area.

Storage heater, smoke alarm.

Small storage area. WC with basin.

Currently let on 3 year lease from 20<sup>th</sup> October 2008

**Rateable value** £2425

**APARTMENT**

**Ground floor**

Entrance at the rear of the property into a vestibule plumbed for washing machine.

**Kitchen** 2.06m x 1.55m (6ft 9ins x 5ft 5ins)

Off the living room

Range of wall and base units with stainless steel sink, gas hob with cooker hood over. Tiled splashback. Valiant gas boiler. Timber clad ceiling. Vinyl floor covering. Skirting heater.



**Lounge** 3.20m x 4.80m (10ft 6ins x 15ft 9ins)  
Gas fired stove. Carpet. Radiator.



**Stairs up to the second floor**

**Bedroom** 3.20m x 4.80m (10ft 6ins x 15ft 9ins)  
Beamed ceiling. Built in airing cupboard. Built in wardrobe. Radiators.



**Bathroom** 2.39m x 2.44m (7ft 10ins x 8ft 0ins)  
Panel bath with electric shower over, WC and pedestal basin. Part tiled. Heated towel rail, shaver light. Vinyl floor covering. Radiator.



**Services**

Mains electricity, water and drainage.

Currently let on a 6 month Assured Shorthold Tenancy

**Council Tax**

Band B £1205.87 for 2010/11

**Directions**

Located half way along the one way section of Main Street Sedbergh, opposite Spar and approx 100m from this office.

**Tenure**

Freehold, subject to lease and AST

**Local Authorities**

South Lakeland District Council, Kendal  
Cumbria County Council, Carlisle

**Planning Authority**

Yorkshire Dales National Park, Yoredale, Bainbridge,  
Leyburn. N. Yorkshire DL8 3EL

**Income**

Retail unit let on 3 year lease.

Apartment currently let on 6 month AST.

Rent receivable £8,920 pa excl.

**If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.**

**Viewing strictly by appointment only.**

**Telephone: 015396 20293**

**Fax 015396 21650**

**Email [property@chriswhelan.co.uk](mailto:property@chriswhelan.co.uk)**

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 they do not constitute any part of an offer or contract. The seller does not give any warranty or representation in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

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.