

Christopher Whelan

Garda View Guest House and Dent Stores, Dent, Sedbergh, Cumbria, LA10 5QL



Guide Price £495,000

In the same ownership for 22 years, Guest House, shop, off licence and tea rooms offered for sale as the current owners are looking to retire.

The property is of traditional stone build and stands on the Main Street in Dent a very popular rural Dales village.

Guest House comprises lounge, 2 double rooms (1 en-suite), twin room, single room and bathroom.

Owners' accommodation with lounge, 3 bedrooms, shower room and kitchen which also serves the tearoom.

Shop and Off Licence with two sales areas, 3 windows to front and corner.

Now the only shop in the village

Tea rooms with up to 16 covers. Cellars. Detached 2 room workshop.



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The Business

Includes the teashop which is not open at present; guest house which could increase its turnover by advertising and the shop which is now the only shop in the village since the post office closed. Much of the post office business including counter news sales, dry cleaning agency and Post Office Outreach Service has been incorporated with the existing food, off licence and general goods trade of the shop.

Trade could be improved by extending hours and possibly stocking different items.

The business is currently operated at a level to suite the existing owners who are now looking to retire.

Directions

From Sedbergh take road to Dent, follow cobbled road through village, bear left at George and Dragon, Dent Stores are on the right a few yards further along.

Opening hours

Shop/Off Licence sales

8.30 - 5.00 weekdays throughout summer
9.00 - 5.00 Saturday and Sunday
8.30 - 7.00 on bank holidays and school holidays
8.30 - 4.30 weekdays throughout winter
8.30 - 1.00 Tuesdays
9.00 - 12.00 Sundays from end of November through to end of February.

Tea Room (closed at present)

Usual Tea Room opening hours

Tues – Thurs 10am to 1pm

Fri – Sun 10am to 4.30pm

Accommodation (All measurements are approximate)

This is an old property, the walls are not straight and the rooms are not square. All measurements should only be used as a guide.

Kitchen 3.28m x 4.88m (10ft 9ins x 16ft 0ins)

Range of wall and base units with peninsular unit, integral fridge, plumbed and space for washer. Range master Professional, LPG and electric dual fuel, extractor canopy over. Tiled splash back Stainless steel sink with monobloc tap, small hand basin. Toaster, grill and microwave., Vinyl flooring. Radiator. uPVC windows. Access to tea room.



Lounge/Diner 4.14m x 4.93m (13ft 7ins x 16ft 2ins)

Marble tile style fireplace with solid fuel grate Telephone point, Television point, Cupboard under stairs. Carpet .Radiator. uPVC window.



Front Entrance Vestibule

uPVC window.

Stairs up to guests' accommodation

Landing

Storage heater, airing cupboard, carpet.

Bathroom 2.62m x 1.45m (8ft 7ins x 4ft 9in)

Bath with electric shower over, shower screen, wall tiles, WC, inset wash basin. Electric heated towel rail. Tiled floor



Bedroom 1 **3.4m x 3.07m (11ft 2ins x 10ft 1ins)**
Double bed, two cabinets, lamps, wardrobe, television, pedestal basin carpet, curtains, uPVC window. Tea making facilities.



Bedroom 4 **3.23m x 2.41m (10ft 7ins x 7ft 11ins)**
Single Front Facing room, divan bed, robe chest combination unit, television, pedestal basin, carpet, uPVC window. Teamaking facilities.



Ensuite shower room
Shower cubicle and WC. Fully tiled.

Bedroom 2 **2.87m x 3.25m (9ft 5ins x 10ft 8ins)**
Twin room, 2 pine beds, pine chest of drawers, 4 + 2 pine tallboy, television, pedestal basin, carpet, curtains, uPVC window. Tea making facilities.



Owners Accommodation

Shower Room **1.45m x 2.06m (4ft 9ins x 6ft 9ins)**
Fully tiled shower cubicle with Tivoli electric shower WC, corner basin, cupboard, extractor, timber flooring.



Bedroom 3 **2.97m x 3.3m (9ft 9ins x 10ft 10ins)**
Corner Room, Double pine bed, wardrobe with drawers, 2 bedside units with lamps, wicker chair, television, carpet, uPVC window. Teamaking facilities.



Lounge **3.76m x 4.57m (12ft 4ins x 15ft 0ins)**
Exposed beam. Telephone and television points, carpet, storage heater uPVC window.



Bedroom 5 **3.58m x 2.24m (11ft 9ins x 7ft 4ins)**
Carpet, storage heater, uPVC windows.



Landing
Built in cupboard and access hatch.



Bedroom 6 **3.63m x 3.91m (11ft 11ins x 12ft 10ins)**
Open roof truss, carpet, storage heater, uPVC window.



Shop
Fitted shelving and racks. 2 deep freeze display cabinets. Credit card machine, 3 shop windows to front and corner. Includes counter news sales, dry cleaning agency and from August 2008 Outreach Post Office Service Tuesday and Thursday 9am to 1pm.

Area 1 **4.8m x 5.79m (15ft 9ins x 19ft 0ins)**
Upright fridge.

Area 2 **2.49m x 2.74m (8ft 2ins x 9ft 0ins)**
Bacon slicer, till, microwave, 2 vertical cold cabinets, drinks cabinet, 'Walls' Ice cream cabinet, electric fly killer, fluorescent lighting. Fitted shelving.



Bedroom 7 **6.22m x 2.24m (20ft 5ins x 7ft 4ins)**
Open to roof, wall lights, carpet, storage heater, uPVC window.



Preparation Area 2.31m x 2.18m (7ft 7ins x 7ft 2ins)
 Unox electric oven on stand, Beko fridge, Electrolux glass fronted cabinet, fitted shelving, work tops.

Service area access from kitchen

Amcott electric oven on stand, Master Brew coffee maker, serving counter, corner shelving, Walford electric heater. Crockery and cutlery to serve.

Room 1 5.97m x 2.08m (19ft 7ins x 6ft 10ins)

Down towards front.
 2 fixed tables with seating for 2 at each.
 1 fixed table with seating for 4. Three drawer chest, three shelf unit. Wall lights, vinyl floor covering, curtains.



Room 2 3.66m x 1.96m (12ft 0ins x 6ft 5ins)
 Timber clad ceiling, 2 oblong tables, 2 chairs, 2 stools, high chair, bench seat, window seat, uPVC double glazed window, curtains, spot lights.

Customers' Toilet 1.5m x 1.88m (4ft 11ins x 6ft 2ins)
 WC, small hand basin, extractor, chrome framed 5 shelf unit., vinyl flooring. Door to outside.

Cellars

5 rooms under kitchen area

Workshop 5.38m x 2.90m(17ft 8in x 9ft 6in)

Detached workshop with 2 rooms. Laminate floor. uPVC windows



Services

Mains electric, water and drains.

Tenure

Believed to be Freehold

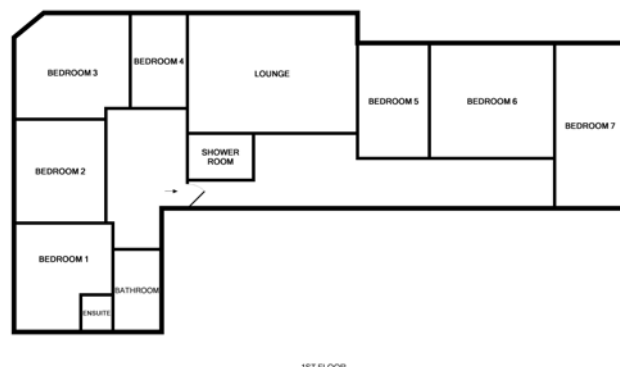
Local Authorities

South Lakeland District Council,
 Kendal. Cumbria County Council, Carlisle

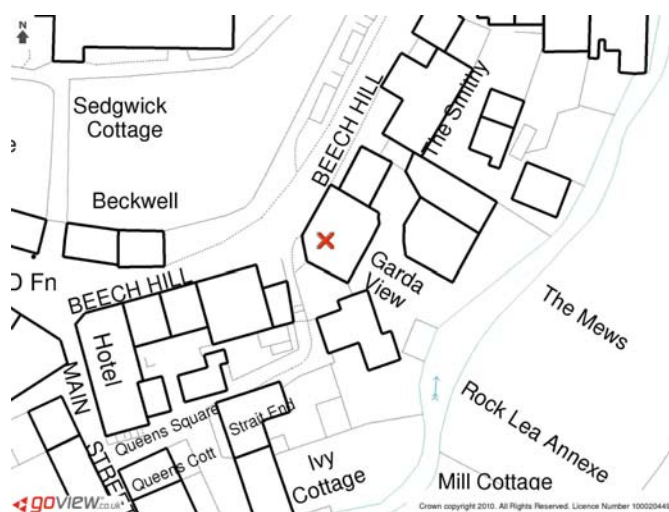
Planning Authority

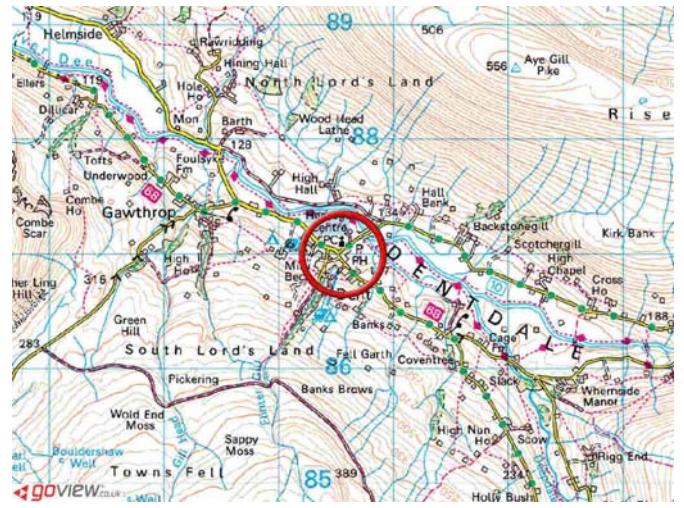
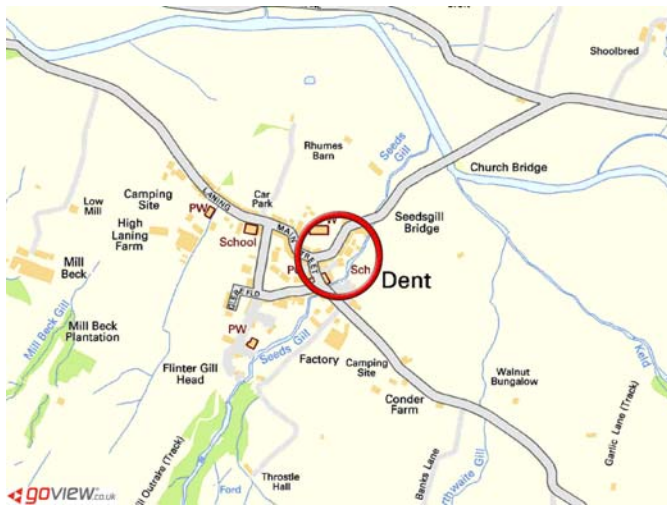
Yorkshire Dales National Park, Yorebridge House,
 Bainbridge, Leyburn. N. Yorks.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 quantity or efficiency can be given.
 Made with MapInfo 10.0.11





Viewing by arrangement. If you are interested in making an offer or discussing the price or terms of purchase contact the agent only. Telephone: 01539 620293 Email property@chriswhelan.co.uk

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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.

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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