

**Yorkshire Dales National Park
FREEHOLD RETAIL/OFFICES IDEAL FOR INVESTOR
OR OWNER OCCUPIER FOR SALE**

**24 & 26 Main Street
Sedbergh
Cumbria LA10 5AA**



2 vacant retail units for sale freehold with vacant possession

Sedbergh is an attractive market town located within east Cumbria yet within the Yorkshire Dales National Park. Sedbergh is renowned for its school, founded in 1525 and also independent shops and eateries. Main Street is the main retail thoroughfare and has Post Office, Boots the Chemist, Library and a range of independent traders. The properties would suit an owner occupier or small investor looking to let out the shops and derive an income.

Location

The units occupy a prominent location on Main Street, immediately opposite the town library and close to a range of independent traders, offices, and restaurants/pubs. The property is close to the junction of Main St and Finkle St therefore offering a good presence to passing traffic.

Description

The shops, which comprise the former Post Office together with a further retail/office unit comprise ground floor lock-up shop units. The units are presently vacant but have until recently been occupied as a Post Office/Stationer and as a pet shop. There is a separate accessible side entrance to number 26. The first floor is excluded from the sale (having been sold off on a long lease).

Accommodation

The property offers the following accommodation:-

24 Main Street (Former PO)

Internal width	5.73m	
Max Shop depth	8.64m	
Sales - Net Internal Area	52.47 sq m	(565 sq ft)

26 Main Street

Internal width	6.87m	
Max Shop depth	13.13m	
Total net internal area	88.52 sq m	(953 sq ft)

TOTAL NIA	140.99 sq m	(1,518 sq ft)
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Tenure

The property is available for sale freehold with vacant possession on completion. The upper floors have been converted to residential and sold off under long leases – further details are available on request. Letting of the shops would be considered, and further details are available on request.

Price

Offers over £180,000 for the freehold interest, with vacant possession on completion.

Rating Assessment

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

No 24 - Rateable value	£6,000
No 26a - Rateable value	£6,700
No 26b - Rateable value	£2,950
UBR – 49.9p (2025/2026)	

Applicants are advised to make their own enquiries of the local rating authority.

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

Energy Performance Certificate

To be provided.

Services

We understand that all mains services are available to the property, although buyers should satisfy themselves as to availability. We are advised that each unit is separately serviced.

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Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate.

Viewing

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

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

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