

Offices For Sale

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18 & 20 Lancaster Road Carnforth LA5 9LD



Location

Carnforth is a market town that grew with the development of the railway industry. The railway station is famous, having been the location for a scene in the Trevor Howard film, Brief Encounter. The railway station provides access to Lancaster to the south and Kendal and the west coast of Cumbria to the north as well as Yorkshire to the east.

Junction 35 of the M6 Motorway is within a mile distance giving access to Kendal to the north and Lancaster and Preston to the south.

The premises are prominently located on Lancaster Road close to its junction with Market Street. Lancaster Road is the main A6 through Carnforth from Lancaster to the south and Kendal to the north.

Carnforth has the benefit of three supermarkets, namely Booths, Aldi and Tesco. The main retailing centre of Carnforth is on Market Street in close proximity.

Description

The premises comprise a pair of mid terraced former houses being of two storeys with attic and basement and being of traditional stone and brick construction beneath pitched slated roof surfaces.

The property is occupied at present by Oldfields Legal and is connected at ground floor level only.

To the rear of the property is a yard providing off street parking.

The property offers a refurbishment opportunity/conversion back to two residential units, conversion being relatively simple with the blocking up of the doorway at ground floor level between the two properties, subject of course to the appropriate planning consents being obtained.

Accommodation

The accommodation comprises briefly as follows:-

18 Lancaster Road

Ground Floor

Front Office	12.2 sq.m. / 131 sq.ft. Sash windows to bay. Central heating radiator. Original hallway incorporated into the room.
Hallway	Access to number 20.
Original Entrance Passage	Alarm console
Middle Office	15 sq.m. / 161 sq.ft. Central heating radiator. Fluorescent light. Single glazed timber casement window.
Store Room	8.54 sq.m. / 92 sq.ft. Single glazed timber casement window. Ideal combination boiler. Central heating radiator.
Store 2	4.54 sq.m. / 49 sq.ft. No natural light.

Cellar	
Front Room	Gas meter. Coal chute.
<i>First Floor</i>	
Front Office	18.62 sq.m. / 200 sq.ft. Central heating radiator. Gas fire. Fluorescent lighting. Sash window.
Rear Office	8.74 sq.m. / 94 sq.ft. Central heating radiator. Single glazed timber casement window.
Rear Office 2	8.66 sq.m. / 93 sq.ft. Central heating radiator. Fluorescent light.
Attic	9.99 sq.m. / 108 sq.ft.
Externally	To the rear of the property is a yard. To the front is a small enclosed garden.

20 Lancaster Road

<i>Ground Floor</i>	
Front Office and Reception	21.84 sq.m. / 235 sq.ft. Single glazed timber casement window to bay. Fluorescent lighting. Central heating radiator.
Mid Office	14.88 sq.m. / 160 sq.ft. Single glazed timber casement window. Central heating radiator.
Print Room	7.33 sq.m. / 79 sq.ft. Central heating radiator. Ideal combination boiler. Single glazed timber casement window. Fluorescent light.
<i>First Floor</i>	
Half Landing	Central heating radiator.
Front Office	17.87 sq.m. / 192 sq.ft. Central heating radiator. Sash window. Fluorescent light.
Rear Office	8.82 sq.m. / 95 sq.ft. Central heating radiator. Fluorescent light. Single glazed timber casement window. Store under stairs.

Attic	6.88 sq.m. / 74 sq.ft. Cast iron roof light. Fluorescent lighting.
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Externally	To the rear of the property is a yard. To the front is a small forecourt.
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Services

All mains services are connected to the property.

Rateable Value

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £10,500 Rateable Value.

Tenure

We believe the property is held freehold and will be available with full vacant possession.

Price

£200,000 is sought for the freehold interest.

Money Laundering

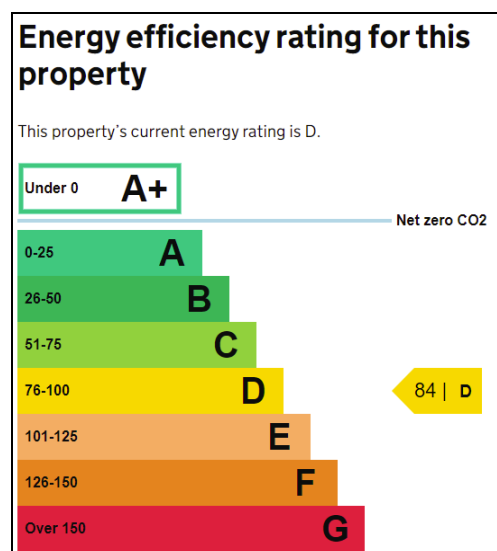
In accordance with anti-money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All prices quoted above are exclusive of and are not liable to VAT.

EPC

The Energy Performance Asset Rating for the premises is set out below. A copy of the full certificate is available on request.



Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.