



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

8 Beetham Road – Milnthorpe





Features

- Freehold commercial property
- Central village location
- Located over 3 floors
- large windows and original features
- Property fully re-roofed in 2024.
- Full Sonos music system installed

A superb opportunity to purchase a freehold commercial property located in the very centre of the historic market town of Milnthorpe. The property has most recently been a successful hairdressers for many years and offers the new owner the chance to use the property in a variety of differing ways to suit. Located over 3 floors, the space is split into different rooms all offering a different aspect over the area and most rooms benefit from a sink and water connection. Each room is filled with natural light via the large windows and

original features can be found throughout and has their own unique personality. The ground floor offers an impressive reception room that winds around with a WC and kitchen to be found tucked away. BRAND NEW ROOF IN 2024

Milnthorpe is a large village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes

and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Reception 1

2.6m x 9.37m (8'6" x 30'8")

Located on the ground floor with wrap around windows benefitting from views of the surrounding area, this is a generous room bursting with natural light. Large curb side presence.

Kitchen

2.82m x 2.89m (9'3" x 9'6")

Conveniently located away from the main reception room, the kitchen offers base and wall units for storage, space for a washing machine and dryer with a sink, work surface space and a door leads outside.

WC

1.01m x 2.19m (3'3" x 7'2")

Consisting of a concealed cistern WC and a hand basin with vanity storage underneath.



FIRST FLOOR

Room 1

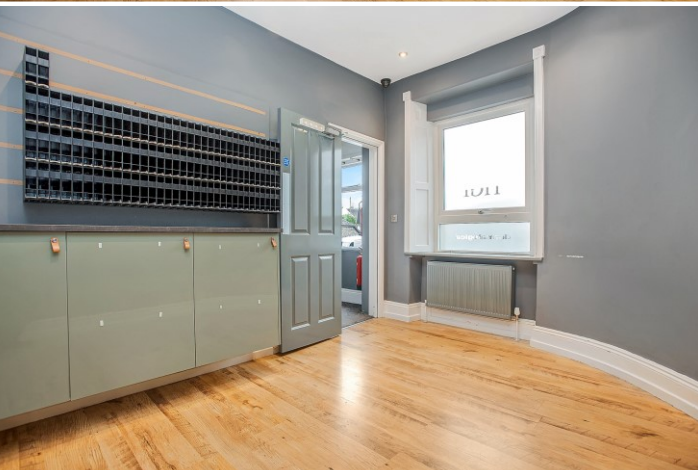
3.66m × 4.21m (12'0" × 13'9")

Located on the first floor, this generous front facing space boasts an abundance of natural light through the 2 large windows with window seats. Benefitting from a sink and water available to one corner and a warm oak flooring.

Room 2

2.85m × 3.7m (9'4" × 12'1")

A side facing room with an oak flooring and enjoying plenty of natural light.



SECOND FLOOR

Room 3

3.71m × 4.24m (12'2" × 13'11")

A second floor room with elevated views through the large window with feature window seat to the surrounding location. Full of natural light and with a sink unit and storage to the corner.

Room 4

2.88m × 3.56m (9'5" × 11'8")

A bright room with a sink and storage present and elevated views out to the surrounding area.

Useful Information

Property built - 1880.

Local authority - Westmorland and Furness Council.

Heating - Gas central heating (boiler installed 2010).

Electric - Mains. Re-wired in 2010.

Drainage - Mains.

Property fully re-roofed in 2024.

Attic space available.

Full Sonos music system installed.



The building sits on its own footprint with no surrounding land. Access is approved to maintain building. Flying freehold present as kitchen sits below apartment above.

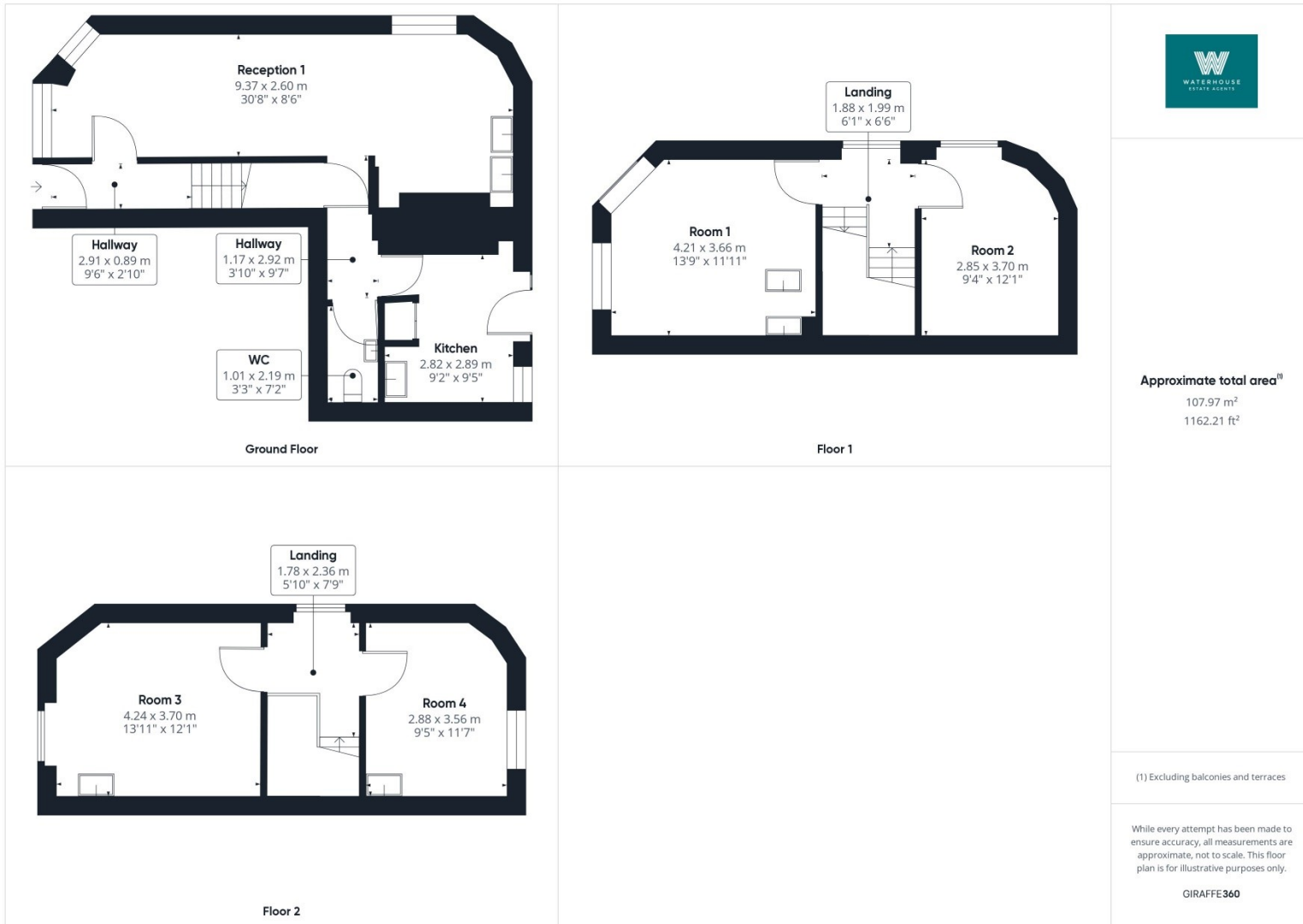


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MIRROR

8 Beetham Road – Milnthorpe



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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