



38, Lancaster  
Road, Carnforth, LA5 9LD

38, Lancaster Road, , Carnforth

## The property at a glance

- Shop Unit Available to rent in a prime location
- Local Market Town
- Lots of passing traffic
- Parking external to front of unit
- On Street parking nearby
- Spacious accommodation
- Plenty of storage Space
- Property is over two levels
- Lots of opportunity for a thriving business
- Kitchen and Toilet Facilities

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**£850**

# Get to know the property



Welcome to Lancaster Road, Carnforth - a charming location for this delightful shop property! Situated in the heart of the bustling town, this property offers a fantastic opportunity for those looking to start or expand their business. The shop's prime location ensures a steady flow of foot traffic, perfect for attracting customers.

With its traditional British architecture and large display windows, this property exudes character and charm. The interior boasts a spacious layout, ideal for showcasing your products or services in a welcoming environment.

The property has a fitted kitchen and toilet facilities.

Don't miss out on this exciting opportunity to make your mark in the heart of Carnforth.



38 Lancaster Road, Carnforth,  
LA5 9LD



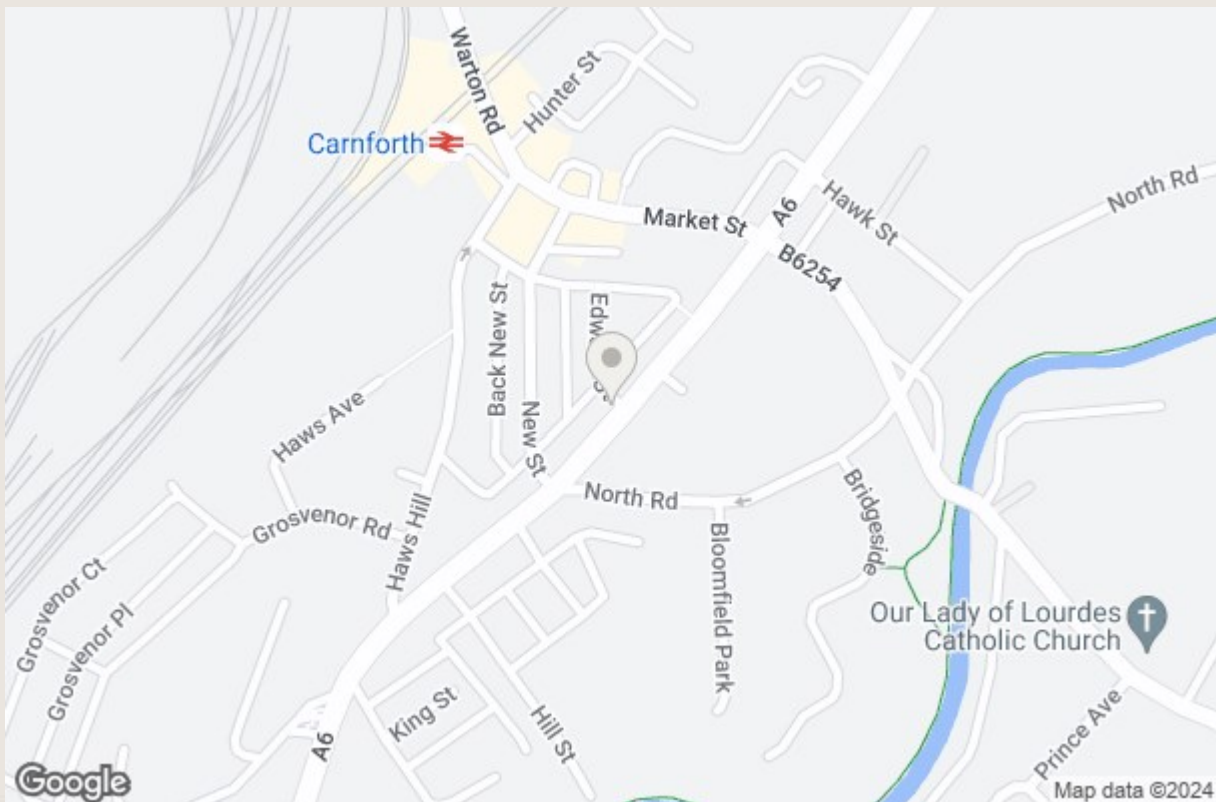
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(72 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	