



26, Market Street, Carnforth

The property at a glance 3 1 1

- IDEAL INVESTMENT OPPORTUNITY
- Commercial Unit & Three Bed Maisonette
- Sold with Tenants in Situ
- Annual Income over £14,000pa
- Prime Location on Carnforth High Street
- Decked Veranda/Terrace
- EPC rating D/E
- Commercial property Council tax at Ratable Value
- Freehold

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£245,000

Get to know the property



SUPERB INVESTMENT OPPORTUNITY - Sold with tenants in situ, currently bringing in over £14,000 per annum!
Fantastic high street property split into a commercial unit (dog groomers) with three bedroom maisonette above.

The commercial unit to the ground floor offers a large shop frontage room with a good size window space to the front elevation. Positioned just off the main room is a WC and a storage room and two smaller rooms which are currently used as individual offices/treatment rooms.

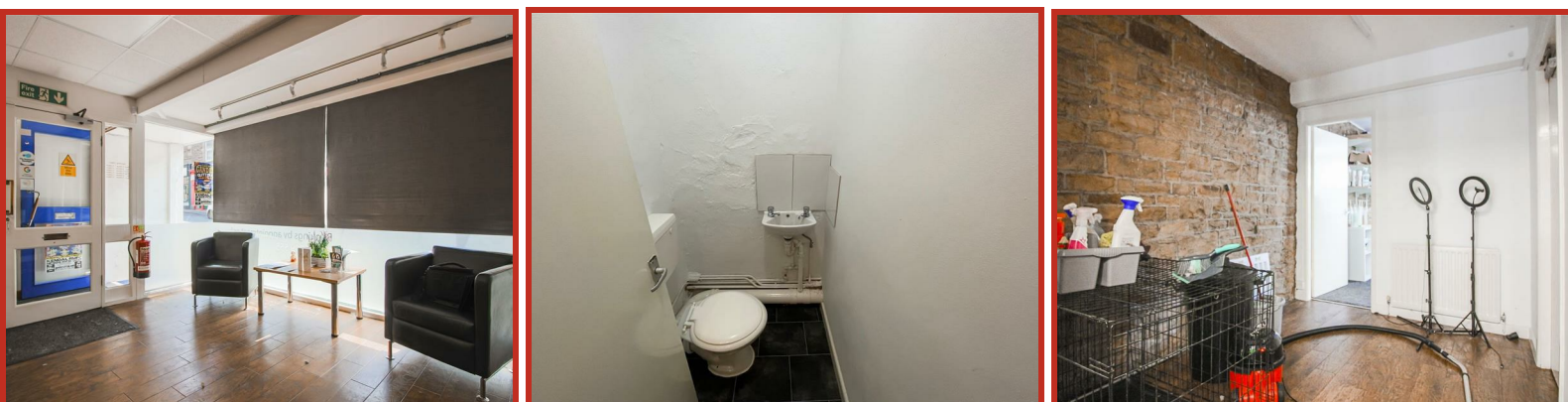
The maisonette offers spacious accommodation set over the first and second floors of the building. The first floor offers a lounge with modern coal effect electric fire, fitted kitchen, double bedroom and a three piece bathroom suite comprising bath with overhead shower, low flush WC and wash hand basin. Rooms to the second floor include two double bedrooms.

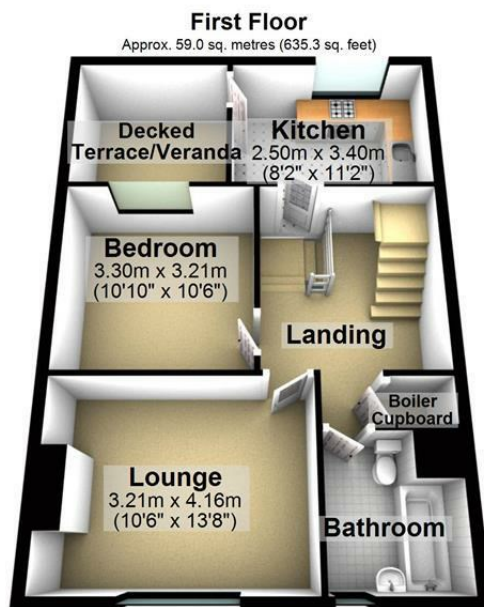
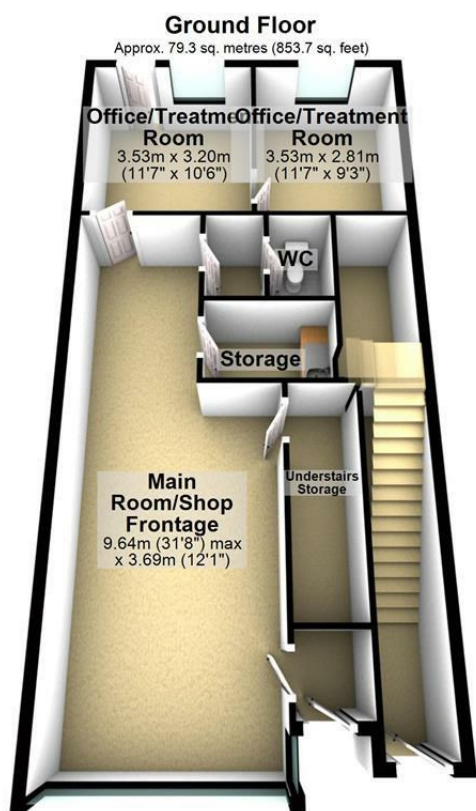
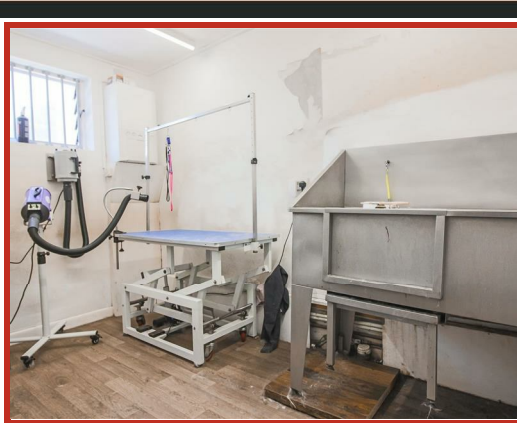
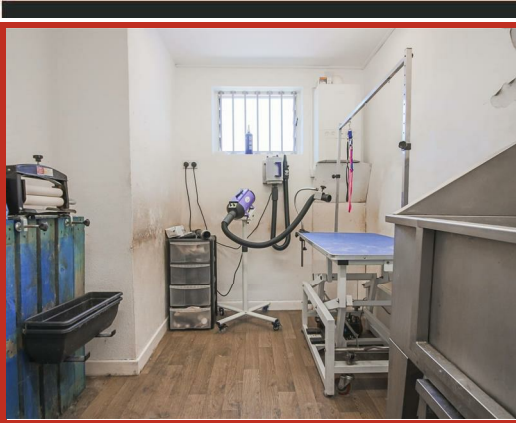
The property further boasts a decked veranda/terrace - accessible from the kitchen of the maisonette - which is a great space for outdoor seating/dining and two parking spaces to the rear elevation.

Situated in a prime high street location in the popular town of Carnforth - an ideal area for both the business element of the property for customer footfall and a sought after location for residents/tenants.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

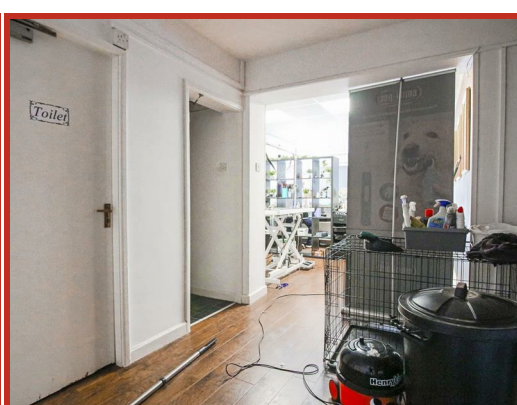
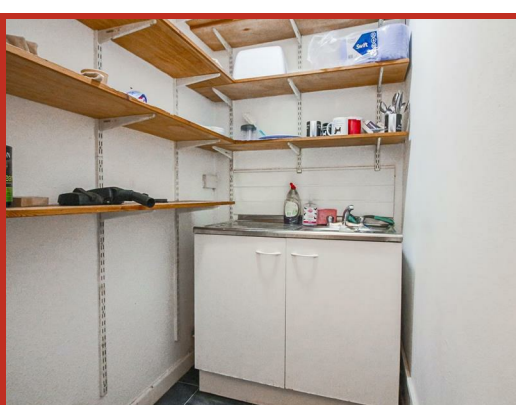




Total area: approx. 175.6 sq. metres (1890.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.

Plan produced using PlanUp.



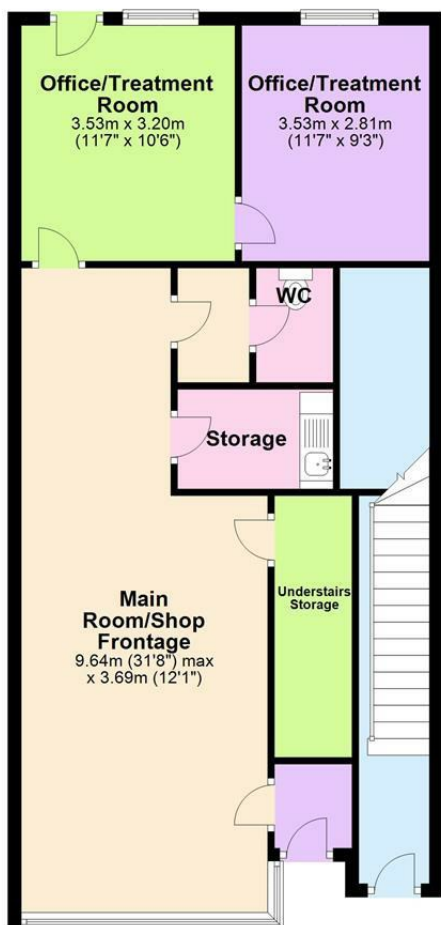
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9JX





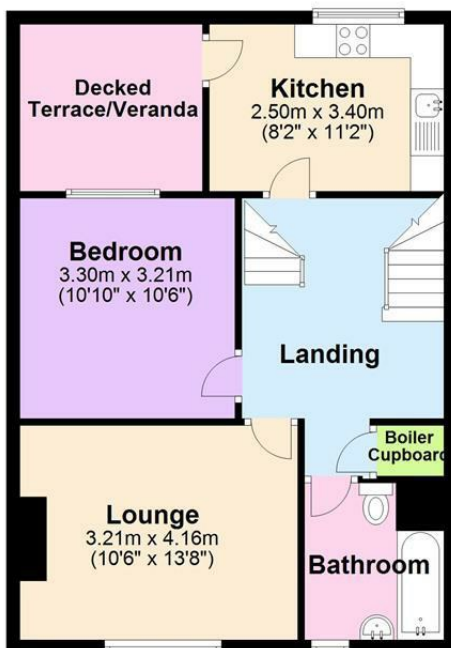
Ground Floor

Approx. 79.3 sq. metres (853.7 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 175.6 sq. metres (1890.2 sq. feet)

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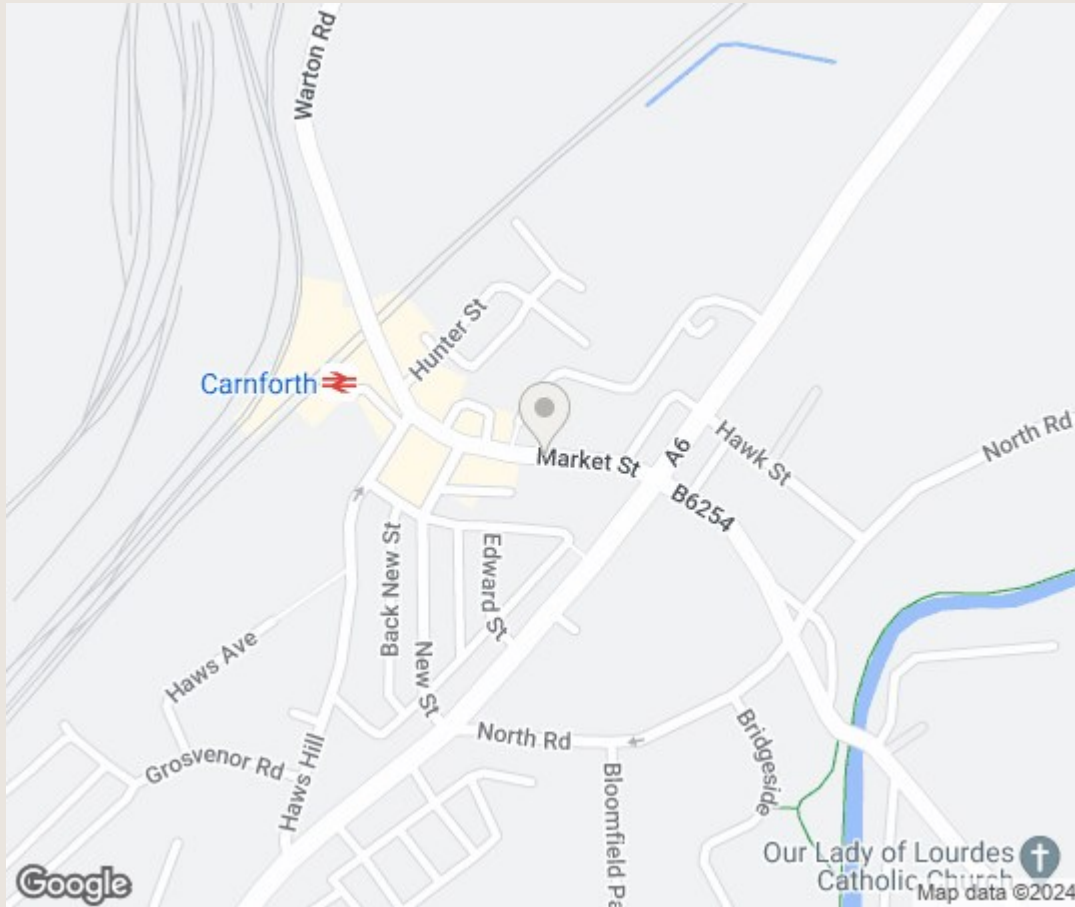
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	