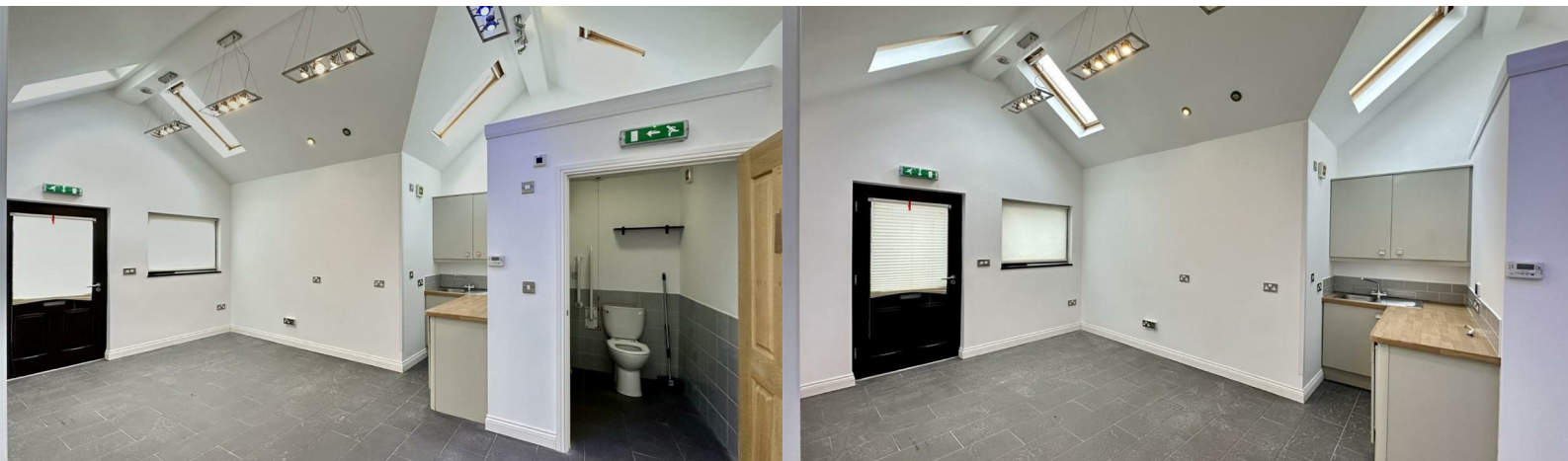




Watercloset Moor Lane,

Grange-Over-Sands, LA11 7LP

Offers In The Region Of £132,000



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Grange-Over-Sands, LA11 7LP

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This charming detached retail space is a unique investment opportunity, offering the perfect blend of traditional appeal and modern functionality. The property is bathed in natural light, thanks to its large front window and additional Velux windows, creating a bright and welcoming atmosphere additionally the property is heated with underfloor heating. Inside, the modern kitchen space and stylish tiled flooring add a contemporary touch, making it versatile for various uses. Whether envisioned as a commercial venture or a residential conversion (subject to relevant planning permissions), this no-chain property is an ideal choice for investors seeking a project with potential.

Toilet

6'4" x 4'10" (1.936 x 1.497)

Back Area

18'3" x 9'4" (5.588 x 2.859)

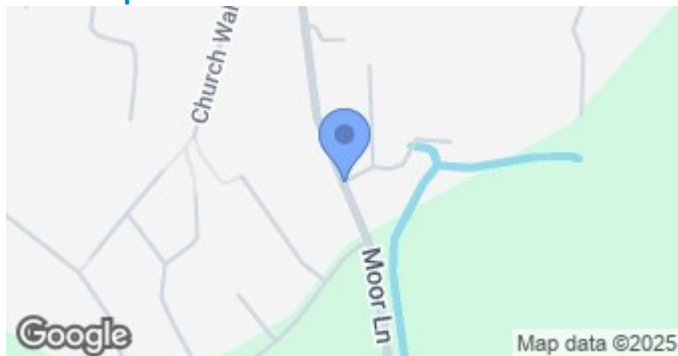
Front Area

11'10" x 10'2" (3.626 x 3.117)

- Freehold
- Great Location
- Light Airy Space
 - EPC - C

- Ideal Investment
- Underfloor Heating
- Exempt from Business Rates

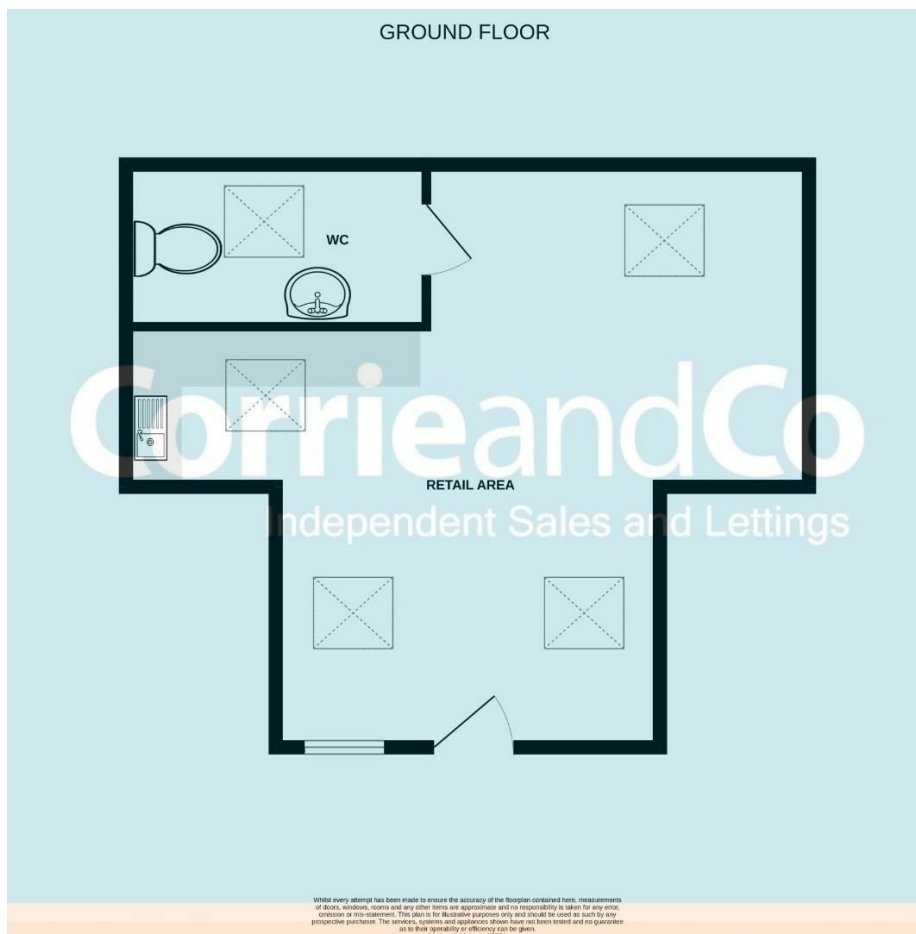
Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

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		

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		