



**FISHER
WRATHALL**
COMMERCIAL



16 Dalton Square, Lancaster, LA1 1PL

Guide Price £400,000

Due to retirement - A thriving city centre Chinese restaurant + a large, spacious apartment upstairs with its own separate rear access offering excellent potential as further accommodation, subject to any necessary change of use. Substantial Further Income Potential. Fixtures and Fittings included. View To Appreciate the City Centre Location and Potential.



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Approximate net internal area: 3551.89 sq ft / 367.15 sq m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Location

Situated in the heart of Lancaster City Centre in Dalton Square. Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both about 20 miles away. North Road is the main road leading into the city leading to Dalton Square. Feature memorial in Dalton Square.

Description

A busy city centre restaurant with many years trading bringing an excellent reputation travelling far and wide. The business is for sale, along with the building, fixtures and fittings. The restaurant is fully equipped with a reception lounge and bar to the front, spacious restaurant and good sized kitchen to the rear. Upstairs a particularly large flat over 2 floors, needing some refurbishment (currently used for storage) with its own private entrance to the rear. Scope for various uses subject to any necessary planning permission. Potential additional income.

Services

Mains water, electricity and gas connected

EPC Rating

TBC

Rateable Value

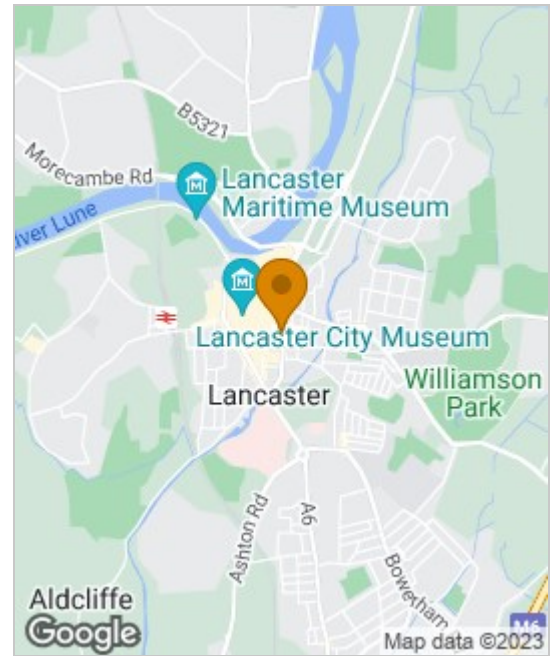
Currenty showing at £14,000

VAT

Confirming with our vendors

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Approximate net internal area: 3551.89 m² / 38171.15 m²
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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	

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