



**FISHER  
WRATHALL**  
COMMERCIAL



## **Commercial Building, Hunter Street, Carnforth, LA5 9BP Offers In The Region Of £180,000**

FOR SALE - Single storey commercial building offering great potential for community use.

Possible future re-development site subject to any necessary planning permission.

Cul-de-sac position near the centre of Carnforth and the railway station. Large garden included.

Viewing recommended to fully appreciate the potential of the site.



## Location

The subject property is adjacent Carnforth town centre and railway station.

Carnforth is ideally placed for access to the M6 at junction 35 and general access north and south along the A6.

Plenty of amenities available within Carnforth including a selection of supermarkets and local shops, the west coast main line railway between London and Edinburgh, the road network with nearby access to the M6 and A6 and easy travelling distance to the Lake District national park.

## Description

A detached building which has been used as a Free Methodist Church, Meeting Room and Community Centre but now surplus to requirements, so vacant possession available.

The premises benefit from a much larger than average garden area which could possibly offer the opportunity for future re-development of the premises, subject to any necessary planning permission.

## Accommodation

### Entrance Hall

### Toilets

### Meeting Room

33'6" x 20'4" (10.213 x 6.220)

### Kitchen

20'1" x 8'1" (6.134 x 2.478)  
Gas boiler.

### Services

All mains services connected.

### Floor Area

Overall floor area of the building approximately 1,000 square feet or thereabouts.

### Rateable Value

Not listed.

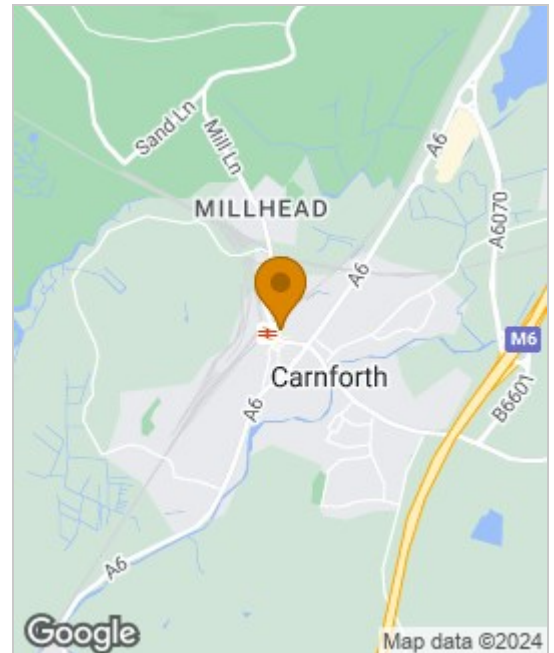
## Exterior

Much larger than average garden areas adjoining, grassed for ease of maintenance.

## Viewing Arrangements

Strictly by appointment with the Sole Agent, FISHER WRATHALL COMMERCIAL, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

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

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