



**FISHER
WRATHALL**
COMMERCIAL



New Studios Wheatfield Street, Lancaster, LA1 1UN

Prices From £149,950

FOR SALE - INVESTMENT OPPORTUNITY. Brand New Studio Apartments in course of construction on Wheatfield Street in the centre of Lancaster.

Ideal Investment purchase to provide a student letting income. First 12 months guaranteed rental return at 10%. Optional furniture pack available in addition.

A number of advanced sales already reserved, so don't delay in making your choice.

Prime location adjacent West Coast main line railway station and within very short walk of all town centre amenities. Viewing essential to fully appreciate the location and specification of the premises.

Location

City centre premises situated off Meeting House Lane adjacent the West Coast main line railway station running between London, Glasgow and Edinburgh. Meeting House Lane is an extension of Market Street which is the heart of the city centre and all its amenities.

Ideal location therefore within short walk of all amenities, railway station and bus station. Great location for access to Lancaster University and University of Cumbria.

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 some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

Description

Purpose built studio apartments in the course of being finished off which will make very suitable investments. For the first year following completion, the vendors will provide a guaranteed gross rental return of 10% and will manage the premises for you.

Following the first year, the vendors can still continue to manage the premises for you subject to negotiating the management fees and the rental return will no longer be guaranteed. However the vendors specialise in student lettings and are very confident of the future ability to let these studios and at a commercial rental return.

A number of these properties already reserved, so don't delay in making your choice subject to the property still being available.

Accommodation

The accommodation varies slightly in size between the individual units. A total of 24 en suite Studio apartments being built in 2 blocks.

Each Studio apartment consists of an open plan Living Room and fitted Kitchen area, Bedroom area and Showerroom/w.c..

Services

Mains electricity, water and drainage connected. The apartment blocks will benefit from double glazing and solar panels as well as good thermal insulation.

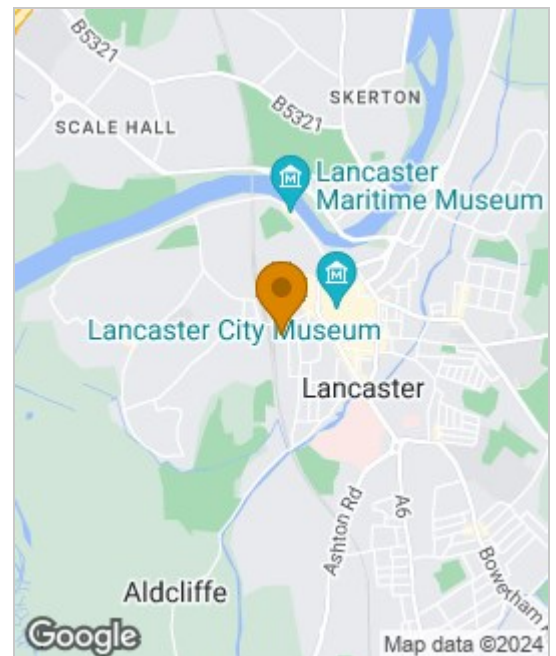
Extras

Optional furniture pack available in addition.

A schedule of what furnishings are in the furniture pack can be provided on request.

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



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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