





The location

Situated directly opposite Carnforth Train Station which featured in the timeless 1945 movie, Brief Encounter and within a 3 minute drive of M6 Junction 35, the transport links are quite superb. Carnforth High Street hosts a wealth of useful amenities and the area is served by several supermarkets with a Tesco, Booths and Aldi all nearby. The area is often seen as a gateway to the Lake District and there are several village beauty spots nearby. The coastal villages of Silverdale, Sandside and Arnside display wonderful sunsets and closer still Warton Cragg is a lovely walk nearby.

The accommodation

At 2766 square feet there is a lot of accommodation on offer within this unit. Formerly an estate agency with offices above there are two offices and a kitchen (space for) on the ground floor. This space is mirrored within the basement and also on the first floor. The second floor is slightly smaller but still offers scope for two spacious rooms (or a one bedroom apartment if you continue with the existing plans). There are eight rooms excluding the basement and with broad hallways between. There is one car parking space to the rear.

The status

A1/A2 Retail and Financial/Professional services is the current usage but 18/00194/FUL planning application was permitted in 2018. Change of use from an estate agents to a mixed use scheme comprising of a ground floor office with one 1-bed and one 2-bed self -contained flats above (C3). Work is underway so the planning permission remains in place. There is also scope to investigate the possibility of a cellar conversion which would potentially give a further unit (subject to the necessary plans being permitted).

Services

The property is serviced with gas, electric and mains water and drainage.

Tenure

The property is freehold - LAN150377

Council Tax

Exempt at this time due to the current non residential status.

Viewings

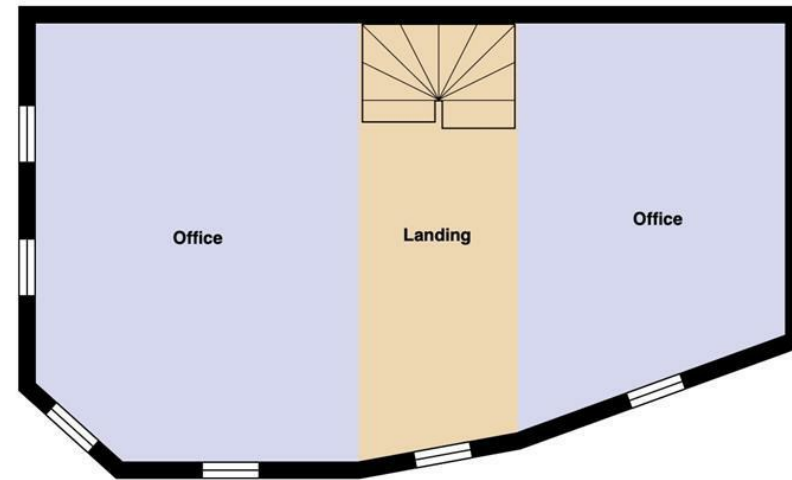
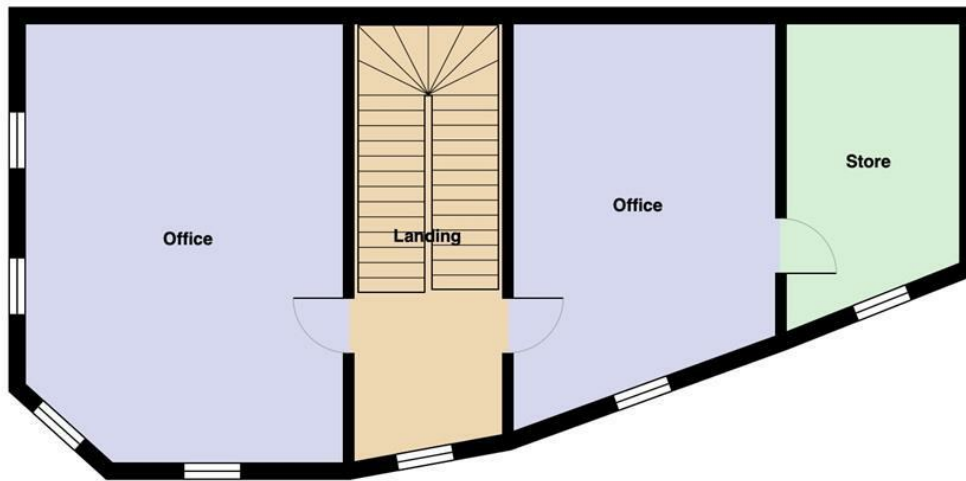
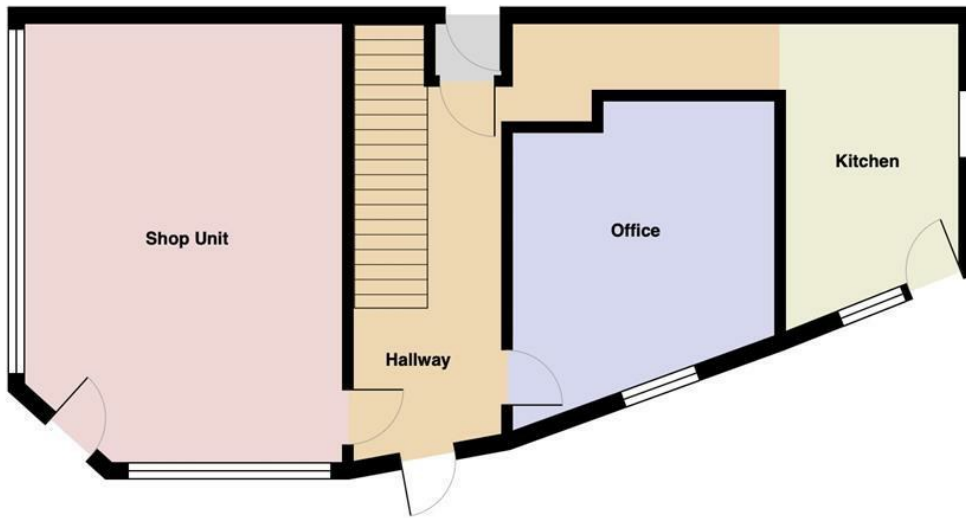
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available online. Contact our office for additional information if required,







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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