

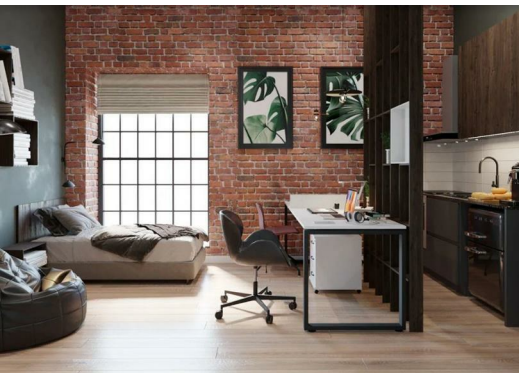


**FISHER  
WRATHALL**  
COMMERCIAL



## **The Mill Chapel Lane, Lancaster, LA2 0PR Offers Over £97,500**

FOR SALE - Student Apartments close to Lancaster University - Investment Opportunity - For further information call 01524-69922 or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Location

Commercial premises situated in Galgate, off the A6, positioned between the City of Lancaster and the M6 Motorway. Ideally placed for access to Lancaster University.

Lancaster is home to over 18,000 students and hosts two higher education institutions: Lancaster University and The University of Cumbria's Lancaster campus.

Lancaster University is among the best the UK has to offer

## Description

107 Deluxe studio apartments set in the heart of Lancaster's thriving student community.

A refurbished Victorian Mill, the property combines all the amenities of modern student living with the rustic charm of Lancaster's Industrial history. Nestled in Lancaster's greenbelt, the property boasts an unbeatable location as the closest privately refurbished student accommodation to Lancaster University campus. Combined, these factors make The Mill one of the City's most desirable properties for students and investors alike.

## Investment Information

8% NET Yield Assured For 5 years

## Studio Size / Price

201.29sq ft / 18.7 sq m = £85,000

222.81 sqft / 20.7sq m = £97,500

344.45 sqft / 32 sq m = £105,000

## Overview

Prime Refurbished Development

Hands off Investment

Close to Lancaster University

Highly Experienced Developer

Luxury Amenities Inc. Cinema, Gym

Cafe

Nestled In Lancaster's Greenbelt

Close to transport Links

## Leasehold

Leasehold Length - 125 Years

## Reserve

Reserve from as little as £5000.00

## Viewing Arrangements

Strictly by prior appointment with 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)

[www.fwcommercial.co.uk](http://www.fwcommercial.co.uk)