



**FISHER
WRATHALL**
COMMERCIAL



38 Main Street, Lancaster, LA2 7HN
Asking Price £345,000



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Description

Substantial traditional retail premises with extensive refurbished living accommodation above, additional detached bakehouse building to the rear, rear garden, right of way, garage storage and driveway parking.

Location

Town centre retail premises in the heart of High Bentham adjacent all amenities.

Retail Sales Shop

17'4" x 17'9" (5.28 x 5.41)

Retail high street shop, covid ready plus understairs storage with display shelving and counters.

Preparation Room

12'5" x 15'10" (3.78 x 4.83)

Radiator. Pantry storage off 13'1" x 6'8" (3.98m x 2.03m).

Kitchen

8'8" x 12'11" (2.64 x 3.94)

Sink unit, workspace, plumbing for both autowasher and dishwasher, traditional Aga, radiator.

First Floor - Galleried Landing

With staircase leading off, radiators.

Large Lounge

17'11" x 15'0" (5.46 x 4.57)

Front and side windows, tiled fireplace, radiator.

Breakfast Kitchen

12'4" x 10'2" (3.76 x 3.10)

Newly refitted with with sink unit, good range of fitted wall and floor units, gas hob, eye level double oven, extractor hood, space for fridge/freezer, washing machine and dishwasher, Worcester gas wall boiler, laminate flooring, radiator.

Bedroom 4

10'2" x 13'1" (3.10 x 3.99)

Maximum overall measurement including en suite washroom/w.c., part laminate flooring, radiators.

Bathroom/w.c.

12'6" x 8'4" (3.81 x 2.54)

Overall measurement into recess, newly refitted 4 piece suite, spacious bathroom, bath with shower mixer tap, wide step in shower cubicle, wash basin, toilet, inset ceiling lighting, radiator and towel radiator.

Second Floor - Galleried Landing

Radiator.

Bedroom 1

17'2" x 14'6" (5.23 x 4.42)

Maximum overall measurement, not all full head height, shaped ceiling, radiator.

Bedroom 2

9'9" x 12'7" (2.97 x 3.84)

Maximum overall measurement, not all full head height, Velux window, radiator.

Bedroom 3

11'10" x 12'7" (3.61 x 3.84 (3.60 x 3.83))

Maximum overall measurement, not all full head height, skylight, radiator.

Detached Bakehouse Building

25'1" x 13'9" (7.65 x 4.19)

2 storey building plus ground floor lean-to 9'1" x 12'6" currently used as part of the business as a bakehouse with built in oven and furnishings associated with the business. Further Outbuildings storage.

Useful Garage Storage

With separate driveway parking and access from the rear.

Rear Garden


Raised lawn area with shrubs. Additional right of way to the side.

Viewing Arrangements

Strictly by appointment with the sole agents Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN tel: 01524 69922 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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