



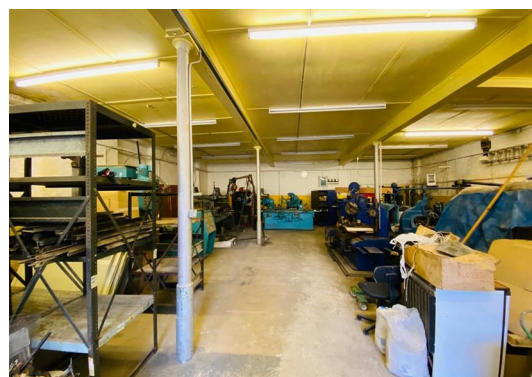
**FISHER
WRATHALL**
COMMERCIAL



5 & 5b Chapel Lane, Lancaster, LA2 0PR

Offers In The Region Of £150,000

Substantial traditional Warehouse on 2 floors adjoining Galgate Mill offering some 3,600 square feet overall. The first floor is accessed by an external metal staircase. Great potential with forecourt parking. Additional parking area fenced off next to the main car park. Suit variety of users subject to any necessary change of use. Viewing strongly recommended.



Description

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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 City Centre, Preston and surrounding towns and villages. Just a short drive to Junction 33 of the M6 motorway.

Ground Floor

Warehouse

36'4" x 46'8" (11.07m x 14.22m)
Approached through large sliding door.

Rear Store

11'4" x 14'2" (3.45m x 4.32m)

First Floor

Approached by external metal staircase.

Warehouse

36'4" x 47'10" (11.07m x 14.58m)

Forecourt Parking

To the front.

Additional Parking

Further fenced off car parking area adjoining the main car park for approximately 4 vehicles.

Services

Electricity water and mains drainage

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

Rateable

<https://www.tax.service.gov.uk/business-rates-find/properties/202846125>

EPC

tbc

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



Highlights

Traditional Warehouse

Adjoining Galgate Mill

Deceptively Spacious

Accommodation On 2 Floors

Overall Some 3,600 Square Feet

Front Forecourt Parking

Additional Car Parking

Great Potential

Ideal Storage

Viewing Essential

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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