



**FISHER  
WRATHALL**  
COMMERCIAL



## 50 North Road, Lancaster, LA1 1LT Auction Guide £80,000

FOR SALE - VACANT FREEHOLD. Extremely prominent 3 storey corner commercial premises plus basement storage highly visible from the one way system, at the junction of North Road and Damside Street. Close to the bus station and adjacent to many other businesses within the city centre. A rare opportunity to acquire a vacant freehold interest in the city centre. A real character property. REDUCED PRICE TO SELL. Viewing essential.



## Location

This section of North Road is situated within the city centre at the junction with Damside Street.

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

Extremely prominent 3 storey character commercial premises plus basement storage situated on the corner of North Road and Damside Street, highly visible from the one way system, near to the bus station and adjacent to many other businesses within the city centre. A rare opportunity to acquire a vacant freehold interest in the city centre.

## Accommodation

### Ground Floor

#### Corner Sales Shop

12'11" x 11'2" (3.938 x 3.418)

Average overall measurement including staircase leading off plus recess 2.661m x 2.699m (about 8'9" x 8'10") access down to basement.

#### Basement Storage

12'2" x 12'5" (3.731 x 3.792)

Approached by concealed steps down from the sales shop.

### First Floor

#### Corner Sales Shop

15'6" x 13'1" (4.742 x 4.004)

Average overall measurement plus staircase leading off.

### Second Floor

#### Corner Office

11'4" x 13'3" (3.477 x 4.058)

Average overall measurement, Vokera gas boiler, recessed Kitchenette and Toilet.

## Services

All mains services available.

## Rateable Value

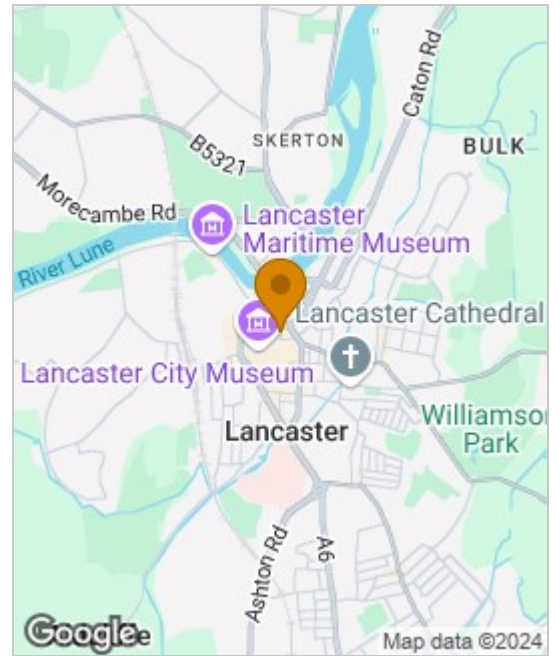
£7,300.

## Sale Terms

A vacant freehold interest now available having been occupied for the last 50 years by an arts business which has had to close due to retirement.

## 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](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	

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