



**FISHER
WRATHALL**
COMMERCIAL



4a Preston Street, Carnforth, LA5 9BY

£5,200 Per Annum

TO LET - Office with Workshop of approx: 1,419 sq ft over ground floor and basement level. Access is available via a garage door facing onto the rear alleyway, suitable for a variety of uses, subject to planning.



LOCATION

The former railway town of Carnforth located close to the Lancashire/Cumbria county border sits alongside the M6 motorway and the West Coast mainline railway, and is bisected by the A6 Scotland Road. It therefore enjoys excellent communication links with Junction 35 M6 being within one mile of the town centre.

The subject premises are situated on Preston Street, a town centre location close to the Railway Station.

DESCRIPTION

The premises are of traditional construction and comprise ground floor office space with staircase leading down to the basement/lower level. The premises are situated on an incline, meaning that there is access to the rear alleyway from the basement via a garage door. The versatile nature of the space makes the property attractive to a variety of users, subject to planning. The premises are well maintained and in a good condition.

ACCOMMODATION

Ground Floor

Office/Retail Space: 538 sq ft
Rear Office: 168 sq ft

Basement/Lower Level

Open Plan Storage Space: 654 sq ft
Kitchenette: 25 sq ft
Storage Cupboard: 34 sq ft
WC

Total Net Internal Area: 1,419 sq ft
(All measurements are approximate)

SERVICES

All mains services connected up.

BUSINESS RATES

Rateable Value:- £3,400

Prospective tenants may be eligible for small business rates relief. Please contact the council business rates department for further information.

TENURE

Available by way of a new fully repairing and insuring lease. Length of lease open to negotiation. Property available from 1st September 2021.

RENT

£5,200 per annum

VAT

The property is not elected for VAT

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



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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