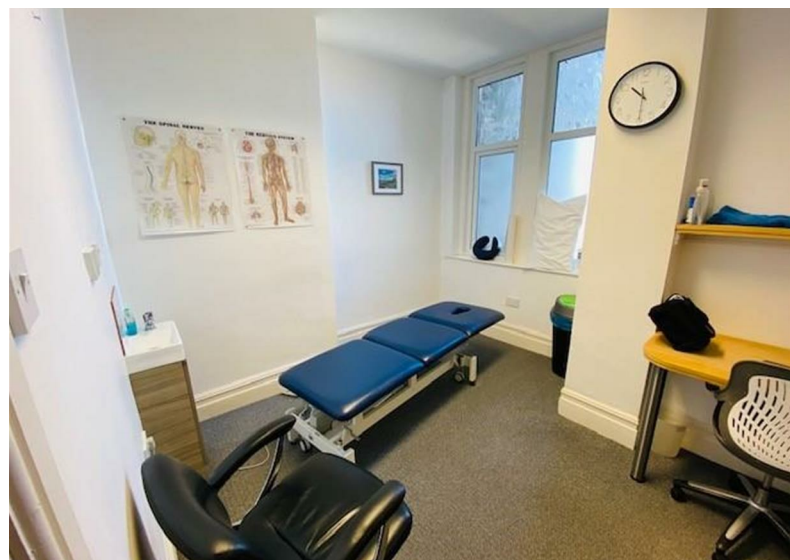




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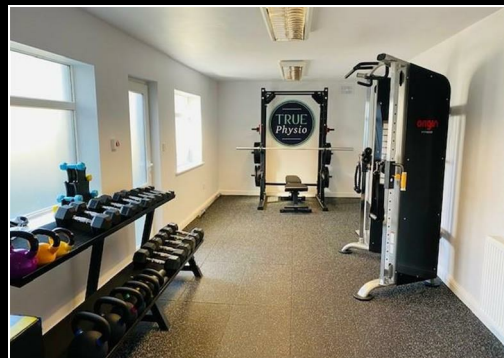


150/150a Greaves Road, Lancaster, LA1 4UW
Asking Price £275,000



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Location

Prominent main road location within easy access of the city centre and hospital. Greaves Road is part of the A6, so a significant transport link between the city itself and Lancaster University.

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

Substantial investment property with good sized accommodation spread over 4 floors, fully let, with commercial use to the ground floor and basement, residential use to the upper parts on the first and second floors.

Accommodation

Ground Floor - 150a Greaves Road

Reception Office

17'7" x 14'0" (5.369 x 4.276)

Spacious walk in office with large window display, radiators.

Inner Hall

With staircase leading off down to the Basement.

Toilet

Wash basin, toilet, radiator.

Treatment Room 1

10'2" x 10'2" (3.102 x 3.100)

Overall measurement into recess, wash basin, Upvc double glazed rear window, radiator.

Treatment Room 2

12'5" x 8'8" (3.798 x 2.655)

Boiler cupboard with Vaillant gas boiler, wash basin, Upvc double glazed rear window, radiator.

Basement - 150a Greaves Road

Hallway

Store cupboards, radiator.

Treatment Room 3

13'7" x 12'11" (4.144 x 3.948)

Plus store cupboard and store areas, wash basin, radiator (presently used as a storeroom).

Treatment Room 4

12'4" x 8'11" (3.764 x 2.730)

Plus recesses, wash basin, Upvc double glazed rear window, radiator.

Kitchenette

Sink unit, fitted unit, plumbing for washer, Upvc double glazed side windows, radiator.

Rehabilitation Gym

26'8" x 10'0" (8.133 x 3.051)

Plus deep recess, impressive large gym, Upvc double glazed side windows and rear entrance door, radiators.

Services

All mains services connected. Gas central heating.

Rateable Value

£4,900.

Lease Terms

We are advised that the current rent passing is £10,500 per annum on the residue of a 6 year lease.

Accommodation

Ground Floor - 150 Greaves Road

Entrance Hall

With staircase leading off, radiator.

First Floor - 150 Greaves road

Galleried Landing

With spindled staircase leading off, radiator.

Living Room

18'2" x 18'1" (5.553 x 5.529)

Particularly large room, fireplace focal point, laminate flooring, radiator.

Breakfast Kitchen

12'9" x 10'1" (3.897 x 3.090)

Sink unit, range of fitted wall and floor units, breakfast bar, tiled splashback, gas hob, built under oven, extractor hood, plumbing for washer, double glazed rear window with elevated view, radiator.

Bathroom

13'10" x 8'11" (4.221 x 2.720)

Plus recess, again particularly large room, bath with shower mixer tap, corner shower cubicle, vanity unit, toilet, tiled splashback, airing cupboard with Worcester gas boiler, Upvc double glazed rear window, radiator and towel radiator.

Second Floor - 150 Greaves Road

Galleried Landing

Upvc double glazed rear window.

Bedroom 1

12'7" x 10'2" (3.847 x 3.112)

Upvc double glazed rear window with extensive elevated view, radiator.

Bedroom 2

14'1" x 10'0" (4.309 x 3.065)

Upvc double glazed front window, radiator.

Bedroom 3

10'5" x 6'6" (3.183 x 2.004)

Skylight window, radiator.

Services

All mains service connected. Gas central heating.

Council Tax

Council Tax Band 'A'.

Lease Terms

We are advised that the property is let on an assured shorthold tenancy agreement with a current rent passing of £650 per calendar month.


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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.