



**FISHER  
WRATHALL**  
COMMERCIAL



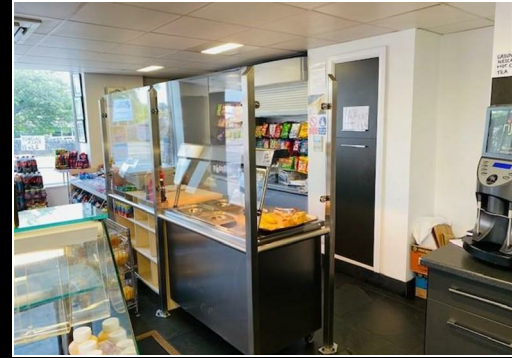
**114 Kellet Road, Carnforth, LA5 9LS**  
**Asking Price £260,000**





# 114 Kellet Road, Carnforth, LA5 9LS

## Asking Price £260,000



### Location

Prominent busy location on the outskirts of Carnforth town centre on the corner of Highfield Road but situated opposite Carnforth High School, Our Lady of Lourdes Primary School and Carnforth community swimming pool. Also close to working quarries and a trading estate with Havwoods, Castle Industrial Supplies and Tuffnells. The new prestige Porsche garage is now open. Residential property all nearby. The sandwich shop is also located on the busy B6254 which leads to junction 35 of the M6 motorway.

### Description

Prominent spacious corner shop with window display to Kellet Road and takeaway window to Highfield Road. The shop sells freshly prepared sandwiches, hot food with pies and breakfasts, sweets and confectionary, cold drinks, coffee to go and other foods individually produced in the rear preparation area. Various displays. Still further business potential, particularly more takeaway and delivery options. Rear preparation area.

Additional living accommodation above, presently let out as an investment but could also be made available for an owner occupier who wishes to run the business and live above. Well appointed refurbished accommodation with large livingroom, refitted kitchen and bathroom and 2 bedrooms.

### Accommodation

#### Ground Floor - Business

##### Corner Sales Shop

24'0" x 20'2" narrowing to 10'10" (7.327 x 6.161 narrowing to 3.323)

Spacious corner sales shop well laid out with various displays including sweets and confectionary, coffee to go, hot food cupboard, cold food area and cold drinks dispensers. Good storage available. Tiled flooring.

##### Preparation Room / Kitchen

9'1" x 7'8" average measurement (2.774 x 2.354 average measurement)

Sink unit, fitted units, gas hob, electric hotplate, tiled flooring.

### Rear Entrance

Tiled flooring. Shared rear entrance leading outside to outbuildings storage and washroom with toilet. Further exterior storage.

Access to living accommodation.

### Ground Floor - Living Accommodation

#### Private Inner Hall

With staircase leading off.

#### First Floor

##### Large Living Room

20'7" x 13'10" (6.290 x 4.218)

With staircase leading off, Upvc double glazed windows, radiators.

##### Kitchen

11'1" x 9'6" average measurement (3.397 x 2.898 average measurement)

Refitted with sink unit, range of fitted wall and floor units, tiled splashback, electric hob, built under oven, extractor hood, plumbing for washer, Ideal Logic gas combi boiler, Upvc double glazed windows, radiator.

#### Second Floor

##### Landing

##### Bedroom 1

11'7" x 7'8" (3.552 x 2.351)

Upvc double glazed windows, radiator.

##### Bedroom 2

10'10" x 8'6" (3.306 x 2.602)

Plus recess, Upvc double glazed window, radiator.

##### Bathroom/w.c.

16'11" x 5'5" plus shower recess (5.157 x 1.654 plus shower recess)

Refitted spacious bathroom, 4 piece suite, bath, wash basin,

toilet, fully tiled step in shower cubicle, tiled splashback, excellent built in storage, Upvc double glazed window, radiator.

### Services

Mains services available.

### Rateable Value

£3,600

### Council Tax

Band 'A'.

### Flat Letting

It is understood that the living accommodation is currently rented out at £550 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](mailto:info@fwcommercial.co.uk)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.