



**FISHER
WRATHALL**
COMMERCIAL



99 High Road, Lancaster, LA2 6PS

£99,950

FOR SALE - Traditional Commercial character property having been used as a Butcher's business for many years but now available to be purchased instead with vacant possession.

Ideal opportunity to buy premises suitable for other commercial uses at a realistic price.

Viewing strongly recommended to fully appreciate the potential of the property.

Location

Halton is a village situated a short drive to the East of Lancaster ideally positioned for access to the M6 motorway network. A true village encompassing recent housing developments with further residential developments ongoing. An expanding village.

Halton boasts a number of shops including a Fish & Chips business, Convenience store, Hairdressers and Beauty Salon, Doctor's surgery, School and Parish Church.

A village skatepark and adventure playground provide a hub for the local children. Situated on the River Lune there are various picturesque walks available from Halton.

Description

A real character building which has been used as the Village Butcher's shop and now offered for sale with vacant possession.

Ideal potential for other commercial users. Externally to the rear is a reserved car parking space.

Accommodation

All on the ground floor.

Front Room

13'10" x 10'9" (4.241 x 3.295)

Rear Room

13'5" x 7'11" (4.113 x 2.427)

Store Room

12'4" x 11'2" (3.771 x 3.426)

Toilet

Wash basin and Toilet.

Parking

One reserved car parking space to the rear.

Services

Mains electricity, water and drainage connected.

Tenure

We are advised the property is freehold.

Rateable Value

£1,525.

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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