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WRATHALL**  
COMMERCIAL



**Former Barwise Bakery, 38 Main Street, High Bentham, LA2 7HN**  
**Offers In The Region Of £260,000**



# Former Barwise Bakery, 38 Main Street, High Bentham, LA2 7HN Offers In The Region Of £260,000



## Location

High Bentham is a thriving traditional market town with a range of shops and amenities available including the local auction mart.

High Bentham is ideally placed for access to the Yorkshire Dales, Ingleton Caves and the Lake District.

There is a railway station giving access to Lancaster, Leeds and beyond.

The road network gives access to all local towns and the M6 motorway network.

## Description

Substantial well known traditional commercial premises in the heart of High Bentham with extensive refurbished living accommodation above.

Previously trading as a Bakery shop on the ground floor, now trading as a tenanted charity book shop plus tenanted living accommodation above, the premises have been physically split so the living accommodation now has its own separate access from Main Street.

The overall premises offer excellent potential for an investor.

## Accommodation

### Ground Floor Shop

#### Front Commercial Premises

18'9" x 13'6" (5.716 x 4.134)  
Radiator.

#### Inner Hallway

Understairs storage.

#### Store Room

13'0" x 6'10" (3.973 x 2.092)  
Radiator.

## Rear Commercial Room

15'1" x 12'4" (4.599 x 3.784)  
Ideal gas boiler, radiator.

## Kitchen

9'11" x 8'9" (3.025 x 2.670)  
Sink unit, workspace, radiator.

## Toilet

## First Floor Apartment

### Galleried Landing

With staircase leading off, radiators.

### Large Lounge

17'10" x 14'11" (5.46 x 4.57)  
Front and side windows, tiled fireplace, radiator.

### Breakfast Kitchen

12'4" x 10'2" (3.76 x 3.10)  
Newly refitted with sink unit, good range of fitted wall and floor units, gas hob, eye level double oven, extractor hood, space for fridge/freezer, washing machine and dishwasher, Worcester gas wall boiler, laminate flooring, radiator.

### Bedroom 4

10'2" x 13'1" (3.10 x 3.99)  
Maximum overall measurement including en suite Washroom/w.c., part laminate flooring, radiators.

### Bathroom/w.c.

12'5" x 8'3" (3.81 x 2.54)  
Overall measurement into recess, newly refitted 4 piece suite, spacious bathroom, bath with shower mixer tap, wide step in shower cubicle, wash basin, toilet, inset ceiling lighting, radiator and towel radiator.

## Second Floor

### Galleried Landing

Radiator.

### Bedroom 1

17'1" x 14'6" (5.23 x 4.42)

Maximum overall measurement, not all full head height, shaped ceiling, radiator.

### Bedroom 2

9'8" x 12'7" (2.97 x 3.84)

Maximum overall measurement, not all full head height, Velux window, radiator.

### Bedroom 3

11'9" x 12'6" (3.60 x 3.83)

Maximum overall measurement, not all full head height, skylight, radiator.

### Services

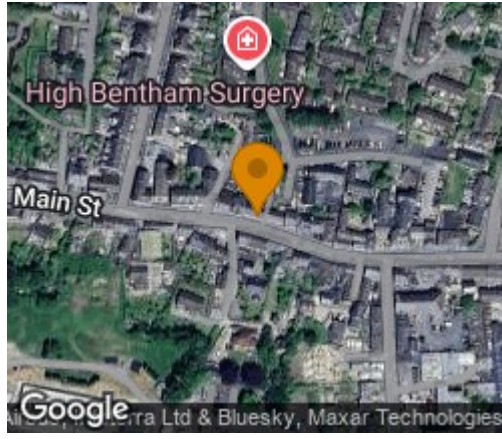
All mains services connected.


### Viewing Arrangements

Strictly by appointment with the sole agents Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN tel: 01524 69922 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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