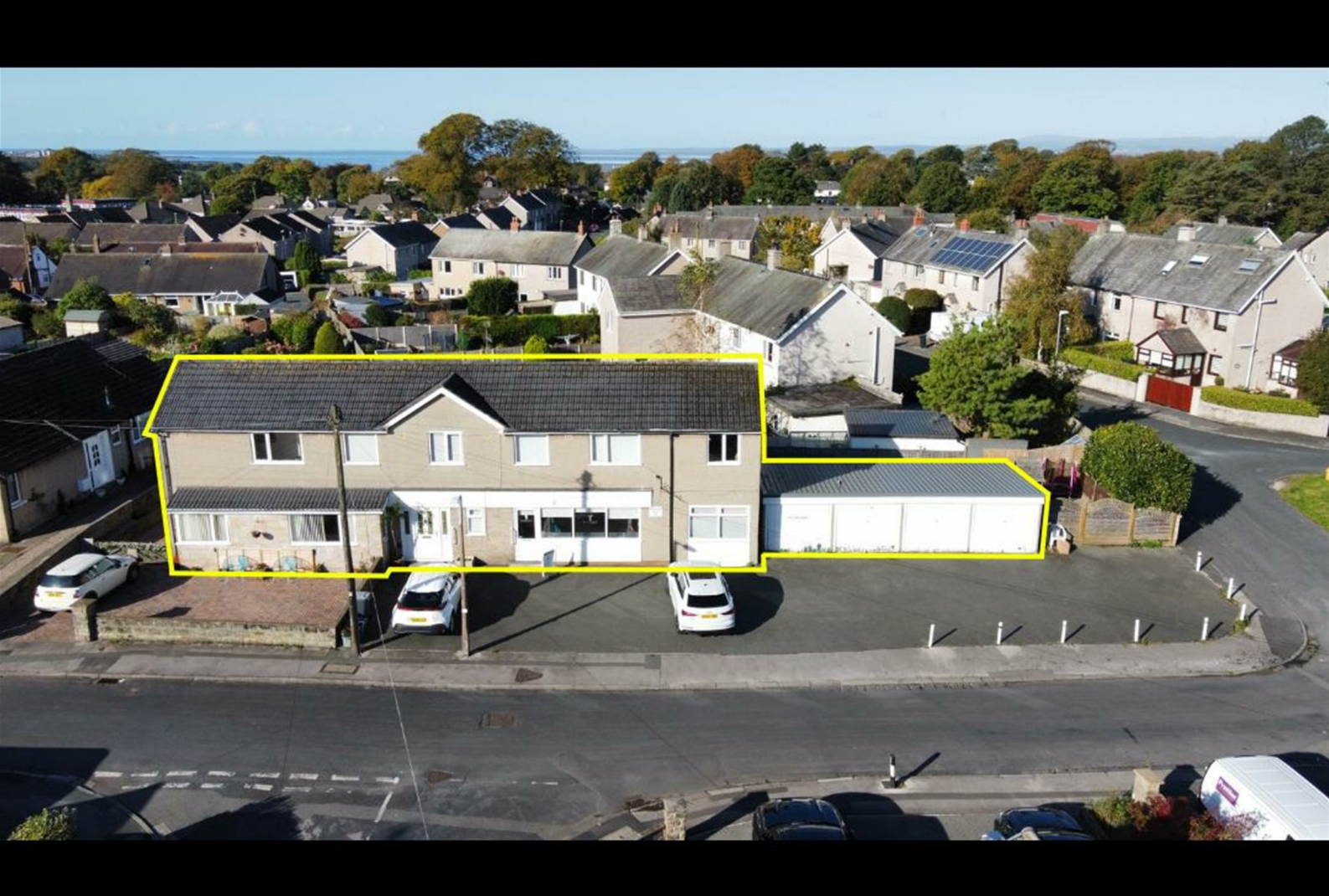




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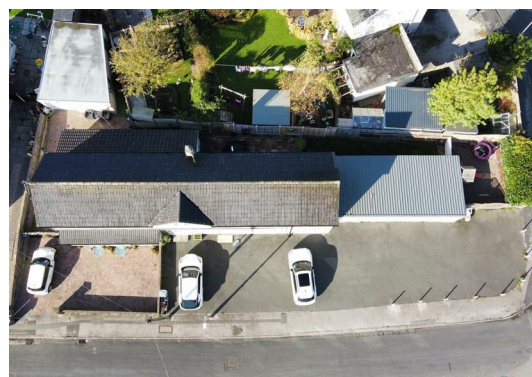
## **10A Manor Road, Lancaster, LA2 6JY Offers In The Region Of £395,000**

FOR SALE - SUBSTANTIAL INVESTMENT PROPERTY offering very deceptive accommodation with 2 separate flats, hairdressers and 4 lock up garages.

Additional large rear garage and garden area. Well appointed accommodation with particularly spacious first floor flat across the top of the property.

We are advised that the current gross income is some £21,855 per annum with one of the lock up garages not let.

Viewing strongly advised to appreciate the overall standard of appointment and potential of the premises.



## Location

The subject property is situated in Slyne between the A6 and Hest Bank in a popular residential location within short driving distance of Bolton-le-Sands.

There is a local convenience store across the road.

## Description

A substantial property divided into various parts, commercial and residential with a large first floor flat, ground floor flat, hairdressers and 4 lock up garages.

To the rear are garden areas, further large garage, driveway and forecourt parking.

Currently let as an investment property.

## Accommodation

### Ground Floor Flat

#### Side Entrance

Upvc double glazed entrance door.

#### Hallway

With rear Upvc double glazed entrance door.

#### Lounge

17'5" x 12'7" (5.315 x 3.840)

Upvc double glazed front window, radiator.

#### Breakfast Kitchen

15'9" x 8'1" (4.808 x 2.481)

Modern fitted kitchen, sink unit, wall and floor units, electric hob and built under oven, extractor hood, Worcester gas wall boiler, breakfast bar, plumbing for both autowasher and dishwasher, laminate flooring, Upvc double glazed rear windows, radiator.

#### Bedroom

11'11" x 10'9" (3.639 x 3.293)

Plus Upvc double glazed front bay window, radiator.

#### Bathroom/w.c.

8'1" x 5'5" (2.487 x 1.669)

Bath with shower unit over, wash basin, toilet, Upvc double glazed rear window, radiator.

### First Floor Flat

#### Ground Floor Front Entrance

#### Entrance Hall

With staircase leading off, understairs storage, cloaks cupboard, laminate flooring, double glazed front and rear doors.

#### Rear Utility Porch

8'2" x 7'5" (2.505 x 2.275)

Plumbing for washer.

### First Floor

#### Very long Landing

Loft ladder, Upvc double glazed front windows, radiators.

#### Lounge

14'4" x 12'1" (4.391 x 3.690)

Fireplace focal point, Upvc double glazed rear windows, radiators.

#### Breakfast Kitchen

15'10" x 11'1" (4.833 x 3.383)

Good sized modern fitted kitchen, well equipped, sink unit, good range of wall and floor units, wide drawers, central island breakfast bar, electric hob, eye level oven and microwave, extractor hood, integrated dishwasher, built in fridge/freezer, Worcester gas wall boiler, inset ceiling lighting, laminate flooring, Upvc double glazed rear window, electric wall heater.

#### Bedroom 1

14'6" x 8'5" (4.439 x 2.577)

Upvc double glazed front and side windows, radiator.

#### Bedroom 2

11'2" x 11'0" (3.405 x 3.362)

Overall measurement including fitted wardrobes, laminate flooring, Upvc double glazed rear window, radiator.

#### Bedroom 3

11'2" x 8'1" (3.428 x 2.480)

Overall measurement including fitted wardrobes, laminate flooring, Upvc double glazed rear window, radiator.

#### Showerroom/w.c.

14'1" x 5'0" (4.304 x 1.538)

Impressive and striking deep showerroom, step in shower cubicle, vanity unit, toilet, wall panelling, inset ceiling lighting, store cupboards, extractor, Upvc double glazed windows, radiator.

#### Exterior

Wide pavior driveway providing off road parking. Garden areas. Large Garage.

#### Garage

21'8" x 17'1" narrowing to 14'5" (6.627 x 5.216 narrowing to 4.408)

Large Garage offering ideal storage with up and over door and rear personnel door leading out to a garden shed.

#### Garden Area

Rear garden area and garden shed.

### Ground Floor Hairdressers

#### Front Entrance

#### Salon

With backwash and two work stations, Upvc double glazed front window.

#### Staff Room / Kitchen area

Upvc double glazed front window.

### 4 Lock-up Garages

Block of 4 lock-up Garages, individually let or vacant.

#### Forecourt Parking

Wide forecourt parking in front of the garages and hairdressers.

#### Current Income

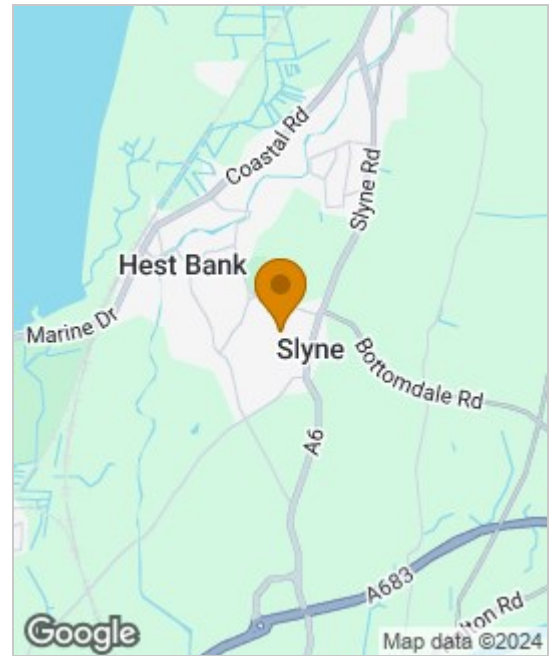
We are advised that the current gross income is in the order of £21,855 per annum.

#### Services

Mains services connected.

#### 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
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	

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.

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