



**FISHER
WRATHALL**
COMMERCIAL



Shadowdog Whitegate, Morecambe, LA3 3BT Offers In The Region Of £150,000

FOR SALE - Ideal Joiner's and Carpenter's Workshop offering deceptive accommodation with adjoining Container storage and small front yard area.

The premises have been used by the vendor for a number of years as a Carpenter's Workshop so some of the equipment therein will be available to purchase by way of separate negotiation with the vendor.

Up to 4 parking spaces are available with the property.

If required the premises could be used for storage as a Warehouse instead once the equipment has been removed.

Viewing essential to fully appreciate the potential of the premises.



Location

The subject premises are situated down Whitegate on White Lund Industrial Estate.

To access the premises turn left down a private road opposite Bird's warehouse with the subject property on the right hand side.

Description

Substantial Workshop building specifically adapted for joinery use.

The building could be used for storage purposes if required instead once the machinery has been removed.

Adjoining Container offering ideal storage for wood. Gated small yard area in front.

Accommodation

Main Building Workshop

58'8" x 21'1" (17.901 x 6.427)
Overall measurement including Office, Kitchenette and Toilet.

Substantial sized Joiner's/Carpenter's Workshop as presently laid out with sawdust burner and 3 phase electric.

Workshop houses full range of machinery, some of which can be purchased separately by negotiation direct with the vendor.

Adjoining Container

43'8"x 8'1" (13.333x 2.468)

We are advised that the container is insulated. Access to front yard area behind gates.

Floor Area

Workshop floor area some 1,233 square feet overall or thereabouts.

Container floor area some 350 square feet or thereabouts.

Services

Mains electricity, water and drainage connected. 3 phase electric.

VAT

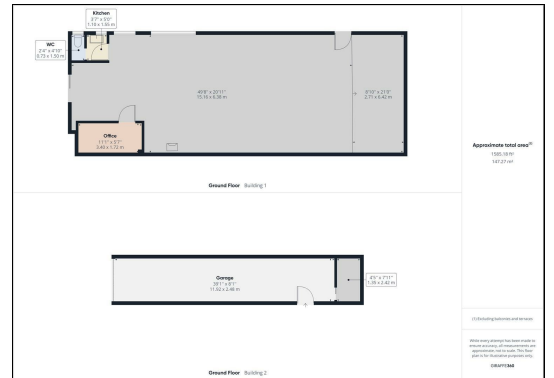
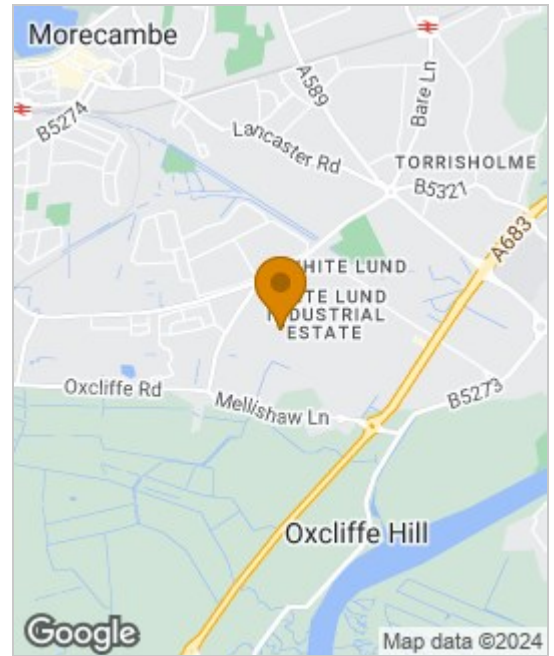
This property is not subject to VAT.

Rateable Value

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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