



**FISHER
WRATHALL**
COMMERCIAL



North Road Garage North Road, Carnforth, LA5 9LQ Offers In The Region Of £250,000

FOR SALE - Substantial Barn currently used for car body work repairs and spraying. Long established business use.

Barn recently re-roofed as well as external pointing. Behind the barn is an additional brick building used for storage.

Long wide driveway down the side providing excellent parking as well as car spaces in front of the main barn.

Viewing essential to fully appreciate the potential of the premises and their most convenient location.



Location

The premises are situated in the centre of Carnforth on North Road close to the A6. Ideal location for the existing use of the premises as a car body repairers and car sprayers.

The location is well placed for access to the M6 motorway at J34 and all other local centres.

Description

Substantial traditional Barn which has been recently re-roofed and re-pointed.

Behind this barn is an extra building used for storage. Rear yard area.

Really good parking with long wide driveway down the side for several cars.

Additional parking in front of the main barn.

Accommodation

Main Barn

48'4" x 23'11" (14.737 x 7.303)
Used for running the business, front entry door, toilet and small mezzanine.

Rear Brick Building

25'3" x 22'0" (7.704 x 6.726)
Used for storage.

Rear Yard Area

Parking

Parking in front of the main barn.
Long wide driveway down the side providing additional parking for several cars.

Services

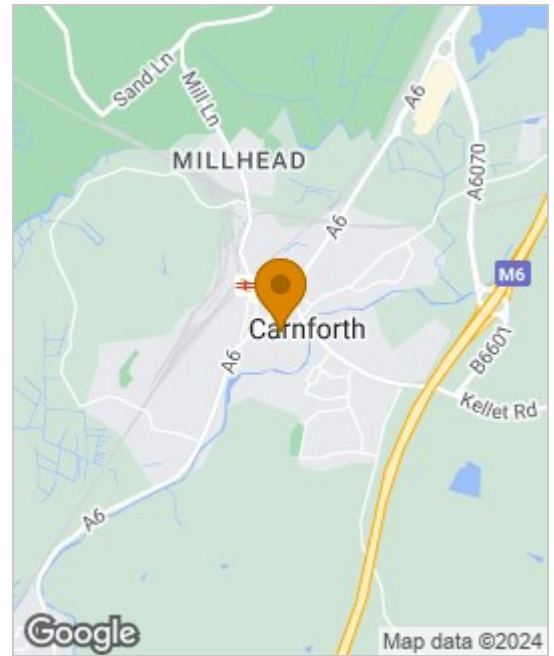
Some main services connected.

Rateable Value

£7,700

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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