



**FISHER  
WRATHALL**  
COMMERCIAL



## Church of the Good Shepherd Slyne Road, Morecambe, LA4 6NZ

FOR SALE - Rare opportunity to purchase premises fronting Torrisholme Square with the significant benefit of a car park with designated parking.

Previously used as a church the premises offer great potential for other uses subject to any necessary change of use and planning approval.

Feature high vaulted ceiling. Car parking for several cars. Viewing strongly recommended to fully appreciate its potential.



## Location

The premises are situated close to Torrisholme village on Slyne Road opposite Torrisholme Square ideally placed for all local amenities and shopping.

Also extremely well placed for access to both Lancaster and Morecambe as well as the Bay Gateway giving access to the M6 motorway network.

## Description

Former church premises, recently vacated, offering excellent potential for other uses subject to obtaining any necessary planning permission for change of use.

The premises could potentially suit various uses. Feature high vaulted ceiling. Viewing highly recommended.

Significant benefit of car parking further up the road in front of Footsteps Nursery.

## Accommodation

### Ground Floor

All ground floor accommodation as it stands.

### Entrance Vestibule

### Main Hall

46'4" x 19'10" (14.125 x 6.061)  
Really spacious area with the high vaulted ceiling, archway through to the rear section.

### Rear Section

21'9" x 19'11" (6.652 x 6.073)

### Kitchen Area

### Rear Entrance

### External Boilerhouse

Gas boiler.

### External Toilet

### Services

All mains services connected.

## Garden Areas

Attractive front garden area.  
Additional side garden area.

## Car Parking

The car park higher up on the same side in front of Footsteps Nursery will be included in the sale.

Within that car park a number of car parking spaces will be reserved specifically for the purchaser of the former church premises.

## Floor Area

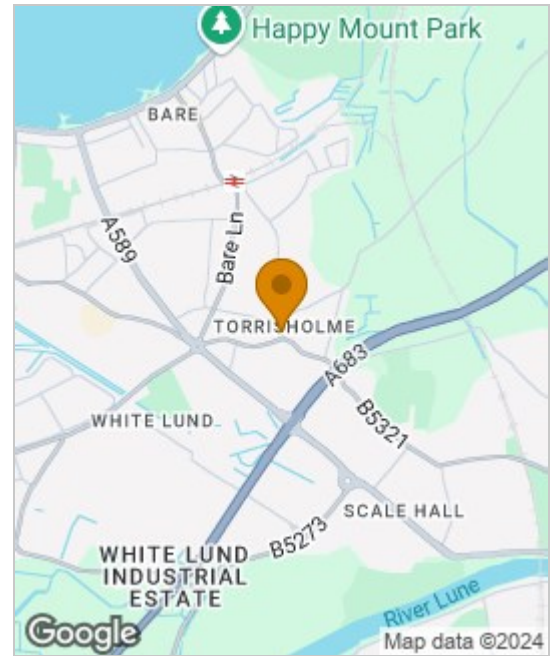
Some 1400 square feet or thereabouts.

## Planning Use

The premises have been used as a church so any change of use may require a planning application with the local planning authority, Lancaster City Council.

## 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	

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