



FOR SALE

56/56a Main Road
Galgate
Lancaster
LA2 0LB

Price: £215,000

Commercial Premises with Substantial
Living Accommodation Above.

Investment Opportunity

Close to Lancaster University

Viewing Highly Recommended

56/56a Main Road, Galgate, Lancaster. LA2 0LB

Price £215,000

Description

Commercial premises with substantial living accommodation above in a prominent main road position between Lancaster and the M6 Motorway. Ideally placed for access to Lancaster university.

Accommodation

The ground floor commercial part is currently let with vacant possession of the first and second floors which offer great potential for student accommodation subject to any necessary planning consent. Presently comprises: - Ground Floor:- Lock-up Shop Business with Sales/Reception Area, 3 Treatment Rooms, Tanning Area, 2 Toilets and access to Basement storage. Above comprises separate Living Accommodation including, First floor:- Sitting Room, Breakfast Kitchen, office/Bedroom, Bedroom and Bathroom/WC. Second Floor:- 3 further bedrooms (one which could be split) Sauna Room and Shower Room/WC. Rear:- Yard Area.

Details

Ground Floor.

Corner Sales Shop 14'8" x 14'7" plus recess 6'4" x 5'5" (4.473m x 4.451m plus recess 1.950m x 1.666m Spacious attractive front Sales Sop / Reception Area, irregular shaped., inset ceiling lighting. Upvc double glazed front entrance door and windows. Main Treatment Room 16'5" x 11'3" (5.020m x 3.435m) Overall measurement, irregular shaped, inset ceiling lighting. Upvc double glazed windows. Kitchenette and Clockroom/WC Kitchenette area with wash basin leading to a Clockroom/WC. Inner Hall Treatment Room 2 10'11" x 7'3" (3.343m x 2.230m) With access to the Basement Treatment Room 3 10'9" x 8'6" (3.296m x 2.596m) Overall measurement includes step in electric shower cubicle, vanity unit, inset ceiling lighting. Upvc double glazed window. Tanning Room / Rear hallway Clockroom/WC Basement offering a large storage area in different sections. Ground Floor Entrance Hall With staircase leading off, separate front entrance door.

First Floor

Landing with radiator Sitting room = 11'10" x 9'11" Upvc window & radiator Breakfast Kitchen = 11'10" x 10' 3" Fitted Kitchen with Breakfast Bar, Upvc window & radiator. Bedroom 1 / Office = 15'2" x 9'0" Upvc window & radiator. Bedroom 2 = 14'10" x 8'7" Upvc window & radiator. Bathroom/WC = 10'11" x 7'2" Modern bathroom with bath & shower. Upvc window & radiator.

Second Floor

Galleried Landing Bedroom 3 (could be split) = 21'5" x 14'8" Laminated floor, Upvc window & radiator. Bedroom 4 = 11'9" x 9'10" Laminated floor, Upvc window & radiator. Bedroom 5 = 10'4" x 10'0" Laminated floor, Upvc window & radiator. Former Sauna room and Shower room/WC = 12'3" x 8'2" Wide step in shower cubicle, wash basin, toilet, towel rail

Exterior

Rear Yard and Outbuilding Rear yard area, paved and walled in with border.

Additional Information

The subject property is being sold with vacant possession of the first and second floor living accommodation but is sold subject to the existing tenancy of the ground floor business. "The Rejuvenation Rooms" are let on a 5-year tenancy with some 4 years remaining, subject to a monthly rental income of £850 per calendar month, exclusive.

EPC

TBC

Rates

TBC

Viewing

Strictly by prior appointment with Fisher Wrathall Commercial.



P&PC Surveyors Ltd T/A Fisher Wrathall Commercial

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.