

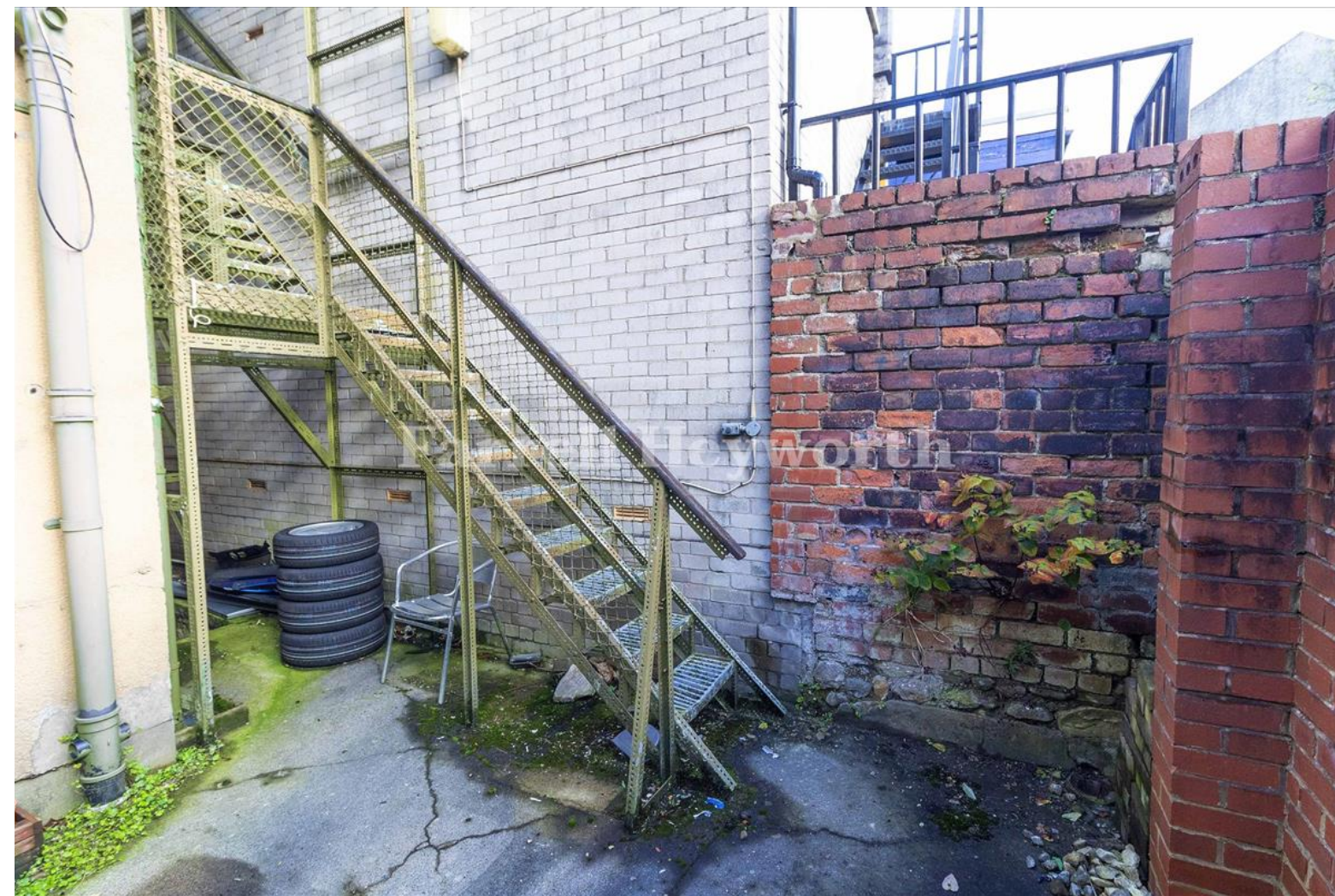
£265,000

Market Street, Carnforth  
LA5



- Ideal Investment Property in Prime Location
- Commercial Unit - Leased Until 2039
- Two Bedroom First Floor Flat, One Bedroom Second Floor Fat
- Great Location, Close to Local Shops, Schools & Transport Links
- 21a EPC - C, 21b EPC - D, Commercial Premises EPC - E





Superb Investment Opportunity, a mid terraced property currently split into a commercial unit (currently a Post Office, leased until 2039) and two flats - sold with tenants in situ.

The ground floor commercial unit comprises shop frontage room, a back office with WC and a rear room with access out to the rear yard. There is a generous cellar comprising of three rooms, ideal for storage.

Flat 21a to the first floor offers two bedrooms, a spacious lounge/diner, kitchen and bathroom.

Flat 21b to the second floor comprises lounge/diner, kitchen, bedrooms and bathroom.

Further benefits to the property include double glazing and gas central heating.

Situated in a prime high street location in the popular town of Carnforth, an ideal investment opportunity.

Tenure: Freehold

Freehold information: Ground floor and cellar are currently on a long term lease to 3rd July 2039

21a Council Tax - Band A  
 21b Council Tab - Band B  
 Commercial Business Rates - TBC  
 Council Tax: Band A



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