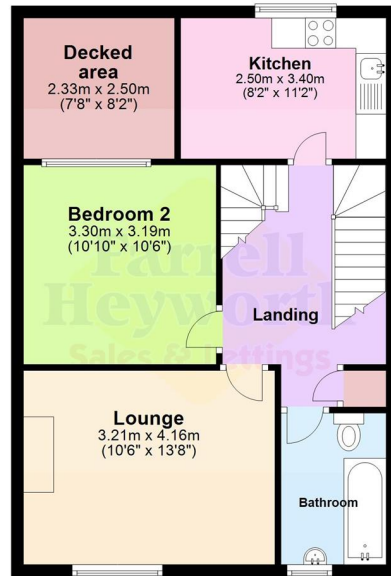
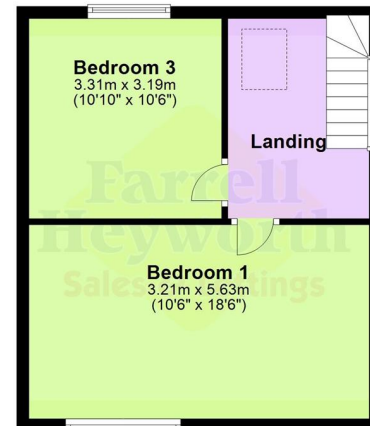


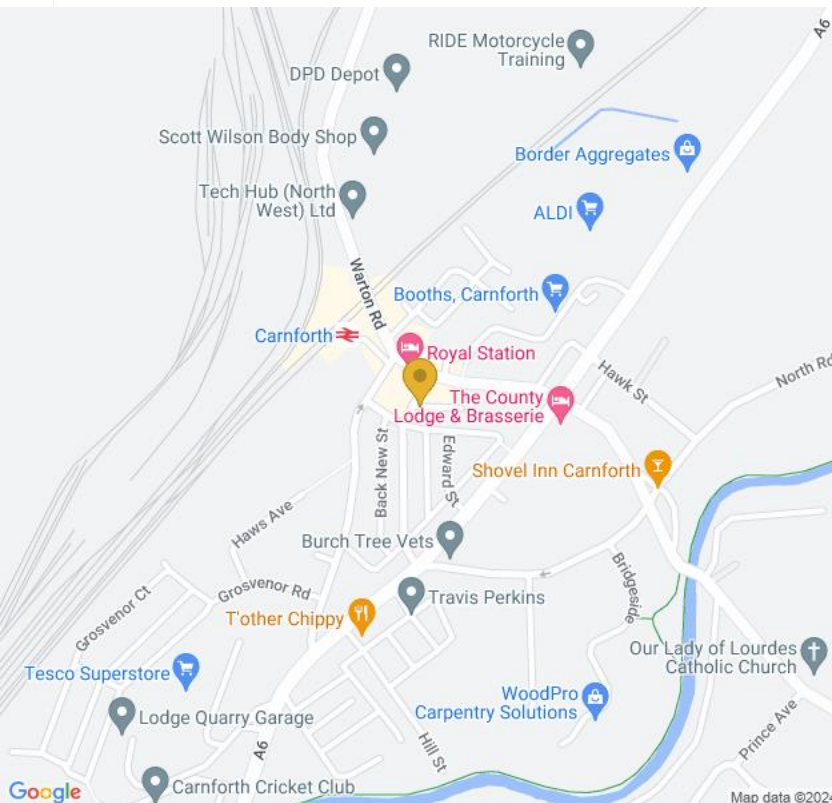
Ground Floor



First Floor



Second Floor



**Carnforth**  
**18 New Street**  
**Lancaster LA1 1EG**

**Tel: 01524 736777**  
**Email: [carnforth@farrellheyworth.co.uk](mailto:carnforth@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/carnforth>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**£245,000**

**Market Street, Carnforth**  
**LA5**

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **Commercial Unit and Three Bed Maisonette in Carnforth**
- **Ideal Investment Opportunity**
- **Three Bedrooms, Lounge, Kitchen & Bathroom**
- **Great Location, Close to Local Shops, Schools & Transport Links**
- **Commercial EPC Rating D**

**EPC E**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**SUPERB INVESTMENT OPPORTUNITY** - Sold with tenants in situ, Fantastic high street property split into a commercial unit (dog groomers) with three bedroom maisonette above.

The commercial unit to the ground floor offers a shop frontage room with a good size window space. A WC and a storage room and two smaller rooms which are currently used as individual offices/treatment rooms.

The maisonette over the first and second floor with private entrance comprises a lounge, kitchen, three double bedrooms, bathroom and an external decked roof terrace accessed via the kitchen. There are also two parking spaces to the rear.

Situated in a prime high street location in the popular town of Carnforth, a superb investment opportunity producing a regular income, further details available upon request.

Tenure: Freehold  
Freehold information: Maisonette Council Tax Band A  
Commercial Business Rates: TBC  
Council Tax: Band A

