

Roadside development opportunity For Sale Freehold (and part leasehold)

Former Railway Club
Warton Road
Carnforth
Lancashire
LA5 9EU



Club premises for Sale freehold (and part leasehold) with vacant possession on a site of approximately 0.56 acres. Suitable for redevelopment (subject to any consents being received)

Carnforth is a market town situated in north Lancashire a short distance from access to Junction 35 of the M6 motorway, and lying on the London to Glasgow west coast railway line, and the Furness line linking Lancaster with Barrow-in-Furness with the railway station a short distance from the subject property. Carnforth town centre is approximately 1.5 miles from access to the M6 motorway, approximately 8 miles north of Lancaster, 16 miles south of Kendal and therefore offering excellent access to north Lancashire and south Cumbria.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

Not required – development site

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

The property is registered for VAT and VAT will therefore be payable on the purchase price.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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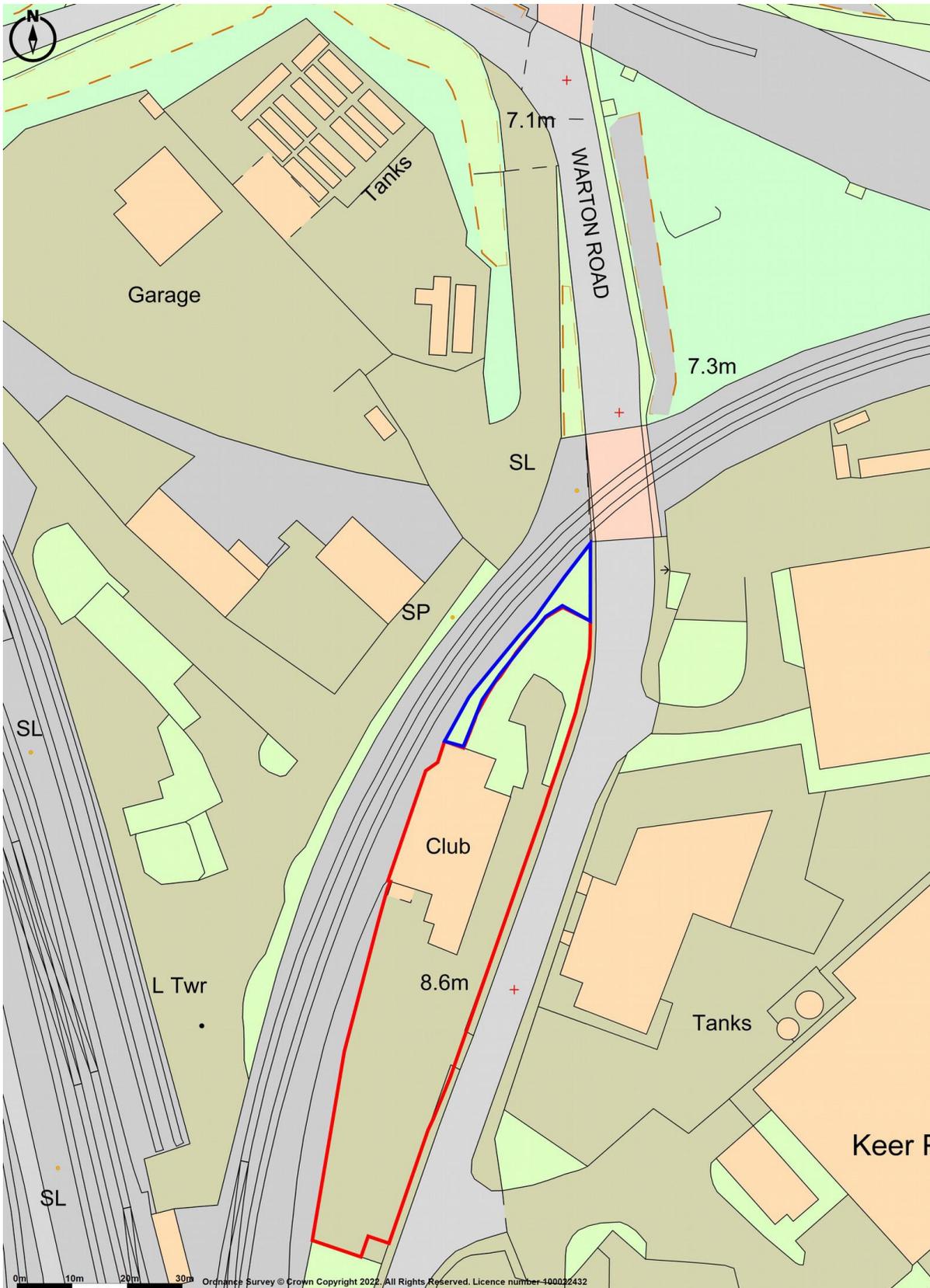
Carnforth Railway Club LA5 9EU



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Carnforth - Warton Rd, Railway Club LA5



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