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# Roadside development opportunity For Sale Freehold

Former Railway Club
Warton Road
Carnforth
Lancashire
LA5 9EU



Club premises for Sale freehold 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.



#### Description

The subject property comprises the Carnforth Railway Club which comprises a single storey building beneath flat roof and arranged as a ground floor bar/lounge and games room with a large function room and ancillary kitchen, wc and beer cellar facilities. The property sits on a linear site extending to a total of approximately 0.225 hectares (0.56 acres) and, subject to obtaining planning permission would be suitable for a range of alternative development uses including residential or commercial uses. No planning application has been sought in respect of the site, and our clients are seeking unconditional offers for the property.

#### **Accommodation**

The property offers the following accommodation:-

Ground floor – function room	196.99 sq m	(2120 sq ft)
Bar Lounge	49.65 sq m	(534 sq ft)
Bar Servery & Games area	79.45 sq m	(855 sq ft)
Beer cellar	52.44 sq m	(564 sq ft)
Total Net Internal Area	378.53 sq m	(4073 sq ft)

Various Ladies/Gents & kitchen facilities are included within the premises

(0.56 acres) **Total Site Area – approx** 0.225 hectares

#### **Terms**

The site is to be sold freehold with vacant possession granted on completion.

The local planning authority is Lancaster City Council. No planning application for alternative use has been made, and a purchaser would be responsible for obtaining any planning permission for alternative use after acquiring the site. There is a single access point to the site from Warton Road and the site is bounded to the west by the Leeds Loop Railway Line and Network Rail will require rights of access over the site to access the railway. It is likely that a purchaser of the site will be responsible for erecting a suitable fence along part of the western boundary of the site if the existing building is demolished.

#### Services

We are advised that all main services are currently connected to the site, with a gas main entering the site on the eastern boundary and availability of mains water, mains drainage and electricity (including 3Phase). There is an electrical substation in the south east corner of the site.

#### **Price**

Offers are invited in respect of an unconditional sale of our clients' freehold interest with vacant possession

#### **Rating Assessment**

We are advised that the property is assessed for rates as follows: -

Rateable value £8,200 UBR - 49.9p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

**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**

To be provided.

#### **Legal Costs**

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

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











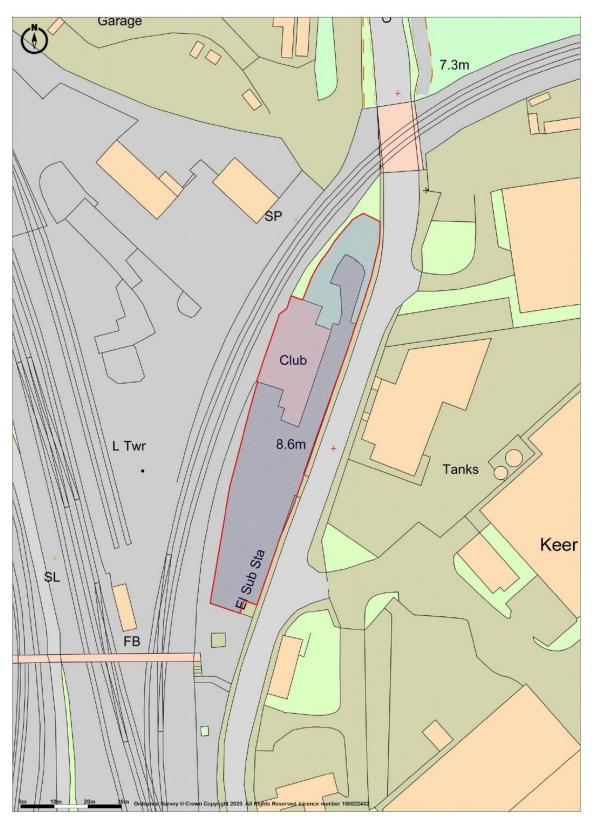
## Carnforth Railway Club LA5 9EU



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### Carnforth Railway Club Site



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