

## INVESTMENT OPPORTUNITY

### Former Butchers Shop with Possession and 3 Bedroomed First Floor Flat Subject to Assured Shorthold Tenancy



## CHESTER HOUSE

### Cocking Yard, Burton-In-Kendal, Nr Carnforth, LA6 1LY

Price: £175,000 Region

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

Comprising a substantial stone built/wet dashed corner property under a renewed slated roof ideally situated in a central roadside location in the popular South Lakeland village of Burton-In-Kendal.

The ground floor of the property has previously been a butchers shop (**use class E**) but is now offered with vacant possession and has ideal potential for change of use to possibly a hot food takeaway or some alternate commercial use or even perhaps conversion to residential use (**subject to necessary planning or lawful development certification being sought by the purchaser**).

The first floor of the property is a spacious 3 bedroomed flat in need of some general upgrading and is currently subject to an ongoing (periodic) unfurnished 6 months Assured Shorthold Tenancy commenced 2004.

Council Tax Band **A**

Flat Energy Performance Certificate Band **F**  
Shop Energy Performance Certificate Band **D**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## Flat Accommodation Comprising

### Ground Floor:

#### **Entrance Vestibule:**

2'9" x 2'6" (0.84m x 0.76m) UPVC outer door, open staircase.

### First Floor:

#### **Lounge:**

15' x 11'7" (4.60m x 3.53m) Centre light, TV point, electric storage heater.

#### **Kitchen:**

11'2" x 6'6" (3.40m x 1.98m) Fitted cupboards and units incorporating stainless steel single drainer sink unit, built in electric cooker, electric hob, fridge recess, auto washer recess and work surfaces with tiled splash backs. Strip light, smoke alarm.

#### **Bathroom:**

8'10" x 6'8" max (2.69m x 2.03m) Bath with electric shower and curtain, wc, wash basin. Built in cupboard, part tiled walls, centre light.

#### **Landing:**

18'6" x 3'6" approx. (5.64m x 1.07m) approx. Smoke alarm, 2 x centre lights, 2 x built in cupboards; airing / cylinder cupboard with immersion heater.

#### **Bedroom 1:**

12' x 8'7" min (3.66m x 2.62m) min Built in wardrobes, centre light.

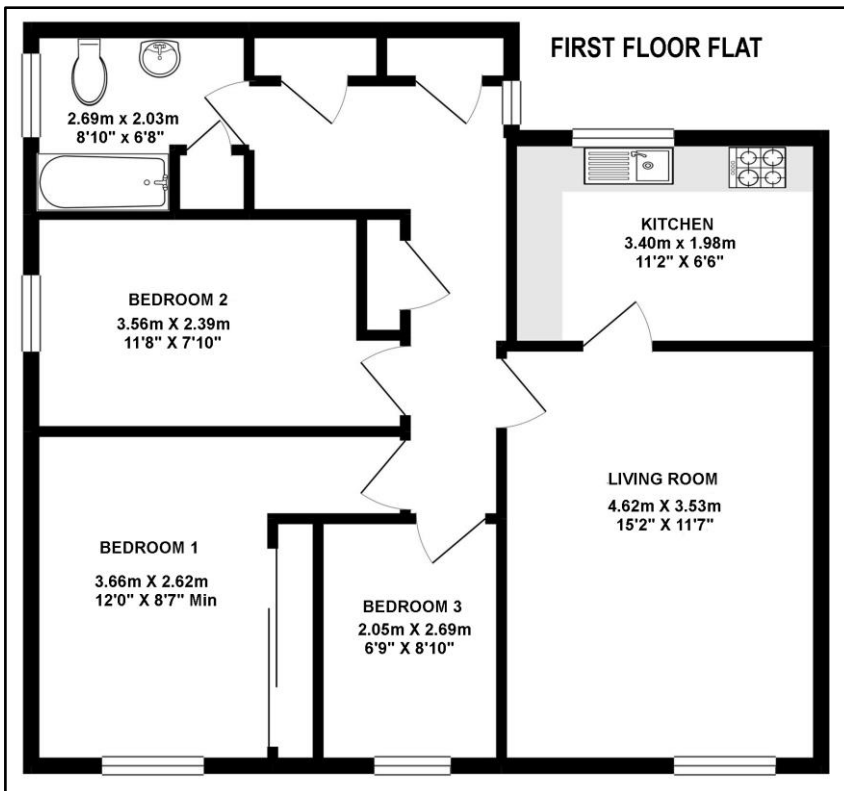
#### **Bedroom 2:**

11'8" x 7'10" (3.56m x 2.39m) Centre light.

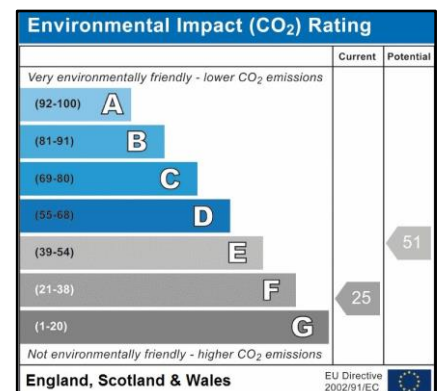
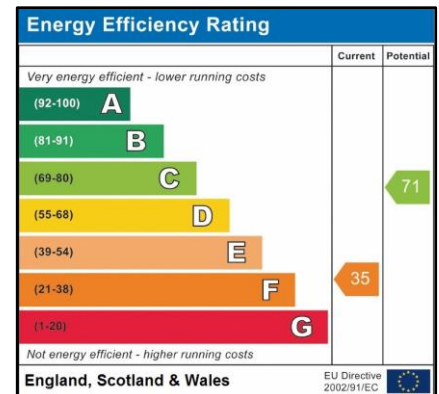
#### **Bedroom 3:**

8'10" x 6'9" (2.69m x 2.06m) Centre light.

Floor Plan



Flat Energy Performance Certificate



## Former Butchers Shop



**Detached Cold Room:**

### Outside:

**WC:** With wash hand basin.

### **Services:**

Mains electricity (separate meters installed for shop and flat.)

Unmetered mains water. Mains drainage.

### **Tenancy Agreements:**

Copy Assured Shorthold Tenancy document available upon request to Bona fide applicants only.

### **Flat Council Tax Band:**

**A** (Verbal enquiry only.)

### **Shop & Premises Business Rates:**

Rateable Value £6,100.

**Please Note:** *This property may qualify for small business rates relief and accordingly, due to the present rateable value being under £12,000, we are led to understand from South Lakeland District Council that if an application is successful then the property may be deemed rates exempt.*

### **Tenure:**

**Chester House Shop and Flat:** Freehold - shop with vacant possession and flat subject to ongoing Periodic Assured Shorthold Tenancy.

### **Solicitors:**

Ratcliffe & Bibby Solicitors, The Bank, 44 Market Street, Carnforth, Lancashire, LA5 9JX. Tel: 01524 734 884.

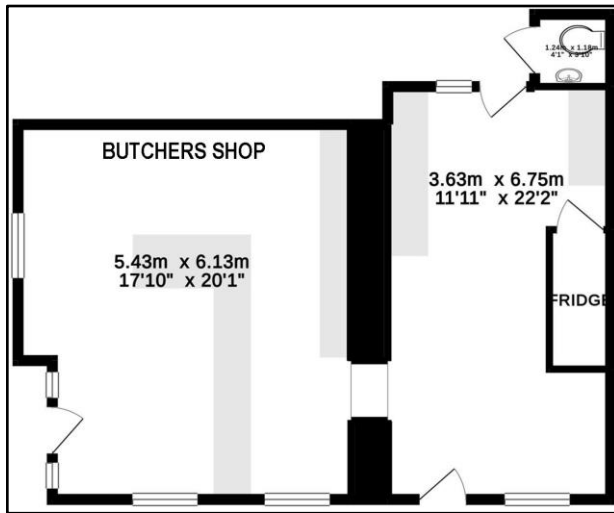
### **Agents:**

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.

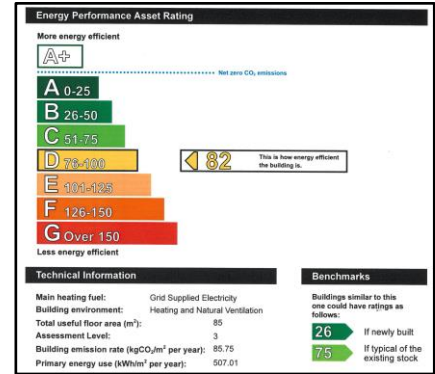
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**



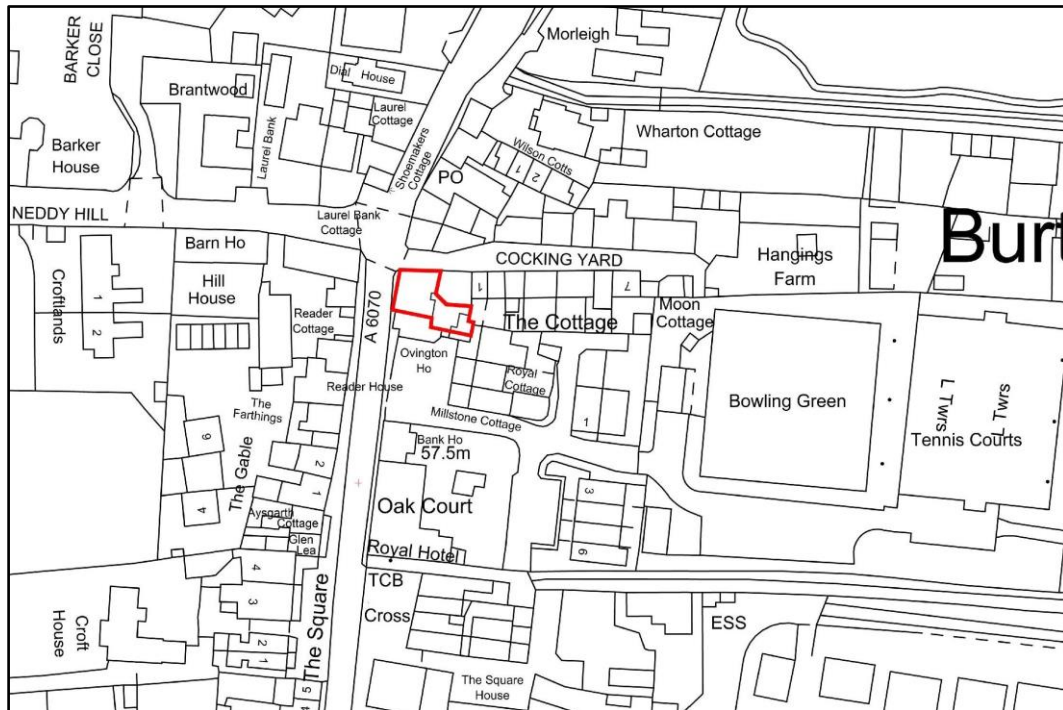
## Shop Floor Plan



## Shop Energy Performance Certificate



## Promap Boundary Plan



N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

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