

DRAFT

**Spacious First Floor Freehold Commercial Premises
with potential for conversion into residential use**



**First Floor Central Buildings
Main Street, High Bentham, LA2 7HE**

Price: £75,000 Region

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

Comprising a spacious (*circa 1115 sq feet / 103 m² approx.*) first floor commercial premises in a prominent Main Street location currently utilized for manufacture and sales of outdoor fabrics and previously as a Dentist and Gents outfitters, however now ideally lends itself for potential conversion into residential use. (*Under the current Government General Permitted Development Procedure*).

Accommodation Viz:-

Ground Floor:

Shared Entrance: (Access shared with other users of building and Millers Court flats).
Concreted open staircase to:-

First Floor: Landing with benefit of 2 access doorways.

Main Premises **Extending to 39'9 x 28'10 (12.12m x 8.79m) approx. overall internal measurement and currently divided into:-**

L-Shaped Room 1: Access door from staircase, diffused ceiling lighting, spot lighting, electric storage heater (currently dis-connected), open plan to:-
28'11 x 27'7 max
(8.81m x 8.41m max)

Room 2: Diffused ceiling lighting, stainless steel single drainer sink unit with electric hot water geyser, electric storage heater (currently dis-connected).
17'10 x 12'5 max
(5.44m x 3.78m max)

Room 3: Access door to stairwell, center light.
8'11 x 8'7
(2.72m x 2.62m)

Passageway: Strip light.
11' x 3'3
(3.35m x 0.99m)

L-Shaped Office 4: Diffused lighting.
9'5 x 9'1
(2.87m x 2.77m)

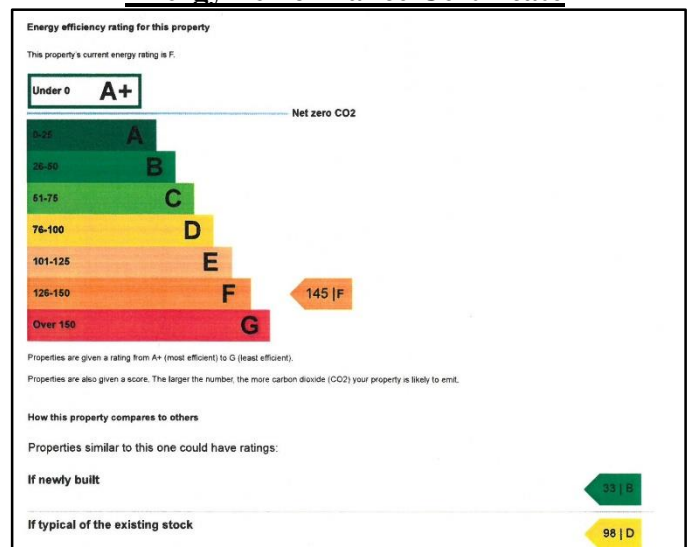
WC: Wash hand basin, electric hot water geyser, center light.
5'10 x 4'8
(1.78m x 1.42m)

Passageway: Strip light.
9'5 x 3'10
(2.87m x 1.17m)

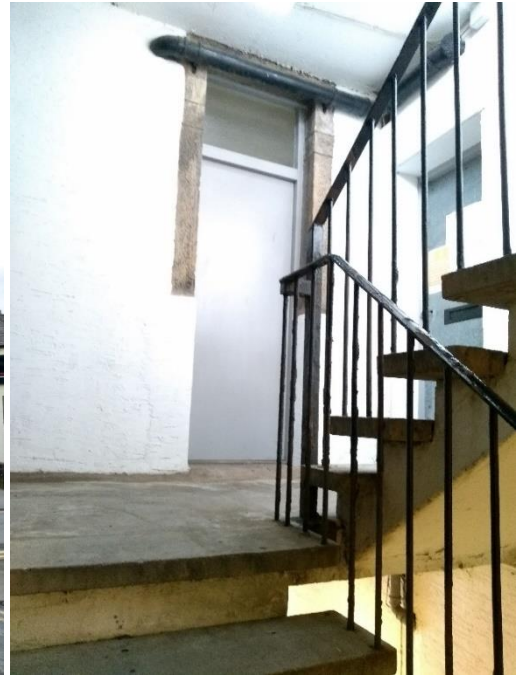
Street View to Burnmoor Fell

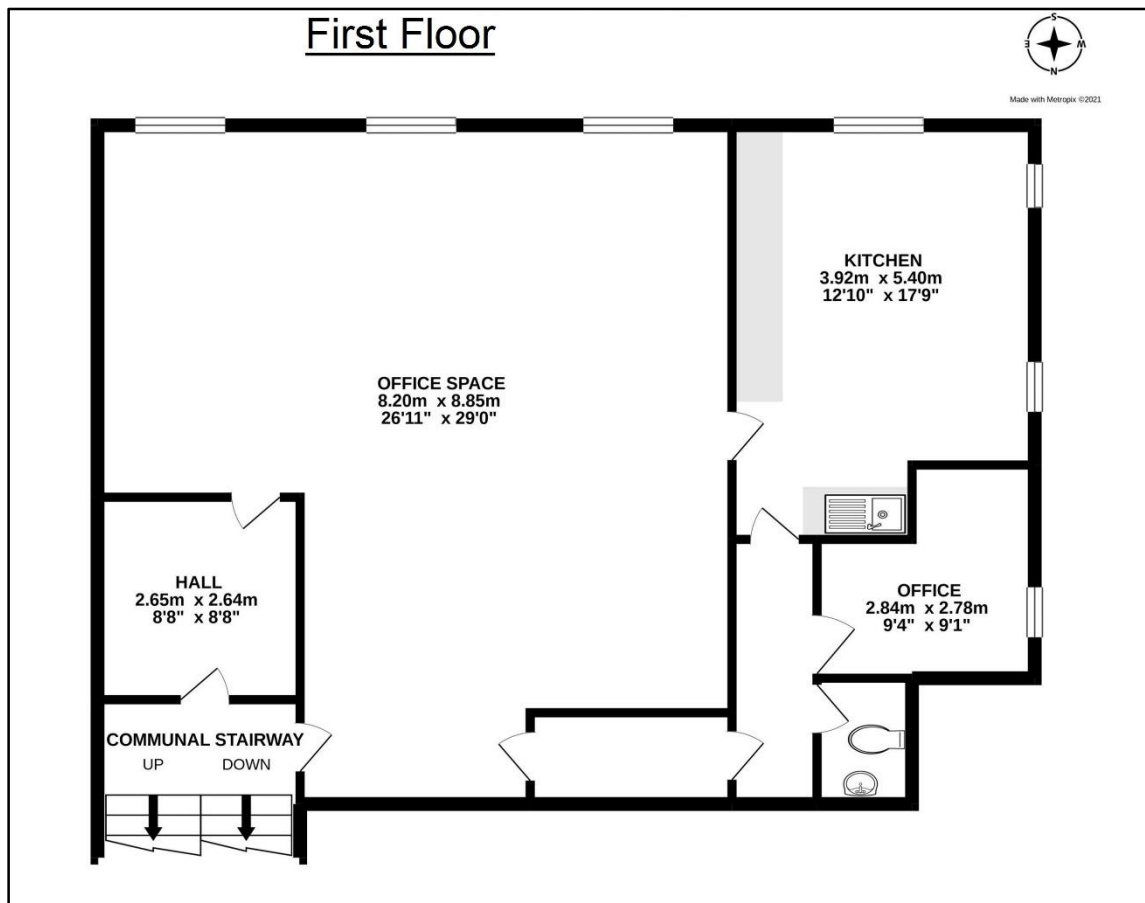


Energy Performance Certificate



View full certificate [here](#)





- Services:** Mains water, electricity and drainage connected.
- Tenure:** Freehold with vacant possession upon completion.
- Business Rates:** Ratable Value £5,800 – 2021/2022 (verbal enquiry only).
Rates Payable £2,894.20
Please Note: This property may qualify for small business rates relief and accordingly, due to the present ratable value being under £12,000, we are led to understand from Craven District Council that if an application is successful then the property may be deemed rates exempt.
- Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.
- 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.

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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