

PF53

For Sale by Private Treaty

Commercial Site with Detailed Planning Consent to Construct a block of 4 x 1,000sq' Light Industrial Workshop/Office Units (B1 usage)

**Low Mills
Mill Lane, Low Bentham
Nr Lancaster
LA2 7DA**

AWAITING PHOTO

Price: REDUCED to £112,500 - For Quick Sale (Plus VAT)

Viewing: By appointment through Richard Turner & Son, Bentham Office.

Detailed Planning Consent provides for the construction of a block of 4 portal framed (B1) light industrial workshop/office units each extending to approx 1140 sq ft gross internal (106 sq meters). (*Ground Floor 53 sq meters/570 sq ft. Mezzanine Floor 53 sq meters/570 sq ft approx*) each with up and over doors.

Located in Low Bentham village adjacent to a block of 4 existing work units within approx 14 miles commuting distance of Lancaster and The M6.

Settle and The Yorkshire Dales National Park 13 miles, Kendal and the Lakes 19 miles approx.

Services: Mains water, electricity, gas and drainage connections close to hand subject to application by the purchaser.

Planning Permission: Copy original planning consent available upon request.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Mace & Jones, Pall Mall Court, 61-67 King Street, Manchester, M2 4PD.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.



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