

PL347

For Sale or Lease Due to Owners Impending Retirement

**Lucrative Lune Valley Motor Engineering Garage (as a going concern)
With Adjoining House**

Lune View Garage

Melling

Nr Kirkby Lonsdale

Lancaster

LA6 2RB



Sale Price: Offers Invited Over £575,000

Lease: Term of Lease and Rent Negotiable

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

Comprising a long established busy and lucrative garage business and shop premises specialising in general repair of motor vehicles, servicing, MOT's and diesel fuel sales **together with** an adjoining spacious 2 bedroomed house commanding fabulous Lune Valley views.

Although the property represents a fabulous existing business opportunity for continued trading there is also undoubted enormous potential for alternative use of the property, if so desired, subject to necessary Planning Permission being obtained.

Hornby village 1 mile, Lancaster and The M6 8 miles,
A65/Kirkby Lonsdale 6 miles approx.



- Garage:**
50'3 x 20'
(15.32m x 6.10m)
2 x 10' wide steel roller shutter doors. Bradbury 3 ton hydrolic servicing ramp, 2 x service pits, MOT's brake testing rollers, clean burn heater, sodium low energy lighting.
- Forecourt Shop:**
20'4 x 12'11
(6.20m x 3.94m)
Fitted shelving, service counter, telephone point, strip lighting.
- Inner Hall:**
3'10 x 2'10
(1.17m x 0.86m)
Linking door to accommodation, centre light.
- Rear Office:**
8'9 x 6'7
(2.67m x 2.01m)
Centre light, telephone point.
- W.C:**
7'5 x 3'1
(2.26m x 0.94m)
W.C, pedestal wash basin, tiled dado, electric shaver light, centre light.
- Basement Store Rooms:**
- Viz:-**
- Store Room 1:**
28'3 x 7'10
(8.61m x 2.39m)
Motor oil storage tank and clean burn recycled oil storage tank. Strip lighting, access to 2 x garage floor servicing pits.
- Store Room 2:**
35'4 x 7'9
(10.77m x 2.36m)
Electric meters etc. oil compressor, paraffin storage tank, strip lighting.
- Store Room 3:**
17' x 13' approx
(5.18m x 3.96m approx)
2 x centre lights.
- External Access To:-
Utility Room:**
5' x 3' (1.52m x 0.91m)
Plumbed for auto washer.
- W.C:**
5'6 x 2'11
(1.68m x 0.89m)
Centre light.



Accommodation:

Reception Hall:

11'11 x 4'11
(3.63m x 1.50m)

Open staircase, centre light. Built in cupboard housing gas fired blown warm air heating system with electric fan.

Inner Hall:

12'6 x 2'7
(3.81m x 0.79m)

Centre light.

Inner Hall:

4'11 x 4'5
(1.50m x 1.35m)

Fabulous valley views.

Bedroom 1:

14'5 x 9'10
(4.39m x 3.00m)

Picture window giving fabulous valley views. Built in cupboard, wall light.

Bedroom 2:

14'4 x 10'10
(4.37m x 3.30m)

2 x picture windows giving fabulous valley views. Centre light, built in cupboard, wall lights.

First Floor:

Balcony Landing:

18'1 x 6'3
(5.51m x 1.91m)

Centre light, built in airing/cylinder cupboard with immersion heater, linking door to garage office.

Lounge:

20'3 x 13'11
(6.17m x 4.24m)

Sliding glazed doors to sun lounge/study area, TV point, centre light, wall light.

Annex Sun Lounge:

26'8 x 4'10
(8.13m x 1.47m)

Having fully glazed sides giving fabulous valley views.

Kitchen:

14'4 x 9'10
(4.37m x 3.00m)

Picture window giving fabulous valley views. Fitted cupboards and units incorporating stainless steel single drainer sink unit with mixer tap, electric cooker recess, fridge recess and work surfaces with tiled splash backs, strip lights.

Outside:

Garage:

Forecourt with canopy.

Circa 120' road frontage x Circa 30' depth.

3 fuel pumps (Presently decommissioned from petrol sales and presently only 1 pump utilized for diesel sales).

Paths and garden area to sides and North Westerly elevation of accommodation.



North Westerly Valley Views From Rear Of Property



Services:

Mains water, electricity and gas connected. Private septic tank drainage.

Tenure:

Freehold with vacant possession on completion.

Business Accounts:

Last 3 years accounts will be made available for perusal by discerning prospective purchasers/lessees upon receipt of a written request only or following a viewing of the property.

Accommodation Council Tax:

Band C (verbal enquiry only).

Garage Business Rates:

Rateable Value £3,550/Rates Payable £1,640 - 2008/09.

Solicitors:

Oglethorpe Sturton & Gillibrand Solicitors, 16 Castle Hill, Lancaster, LA1 1YG. Tel: 01524 846 846.

Agents:

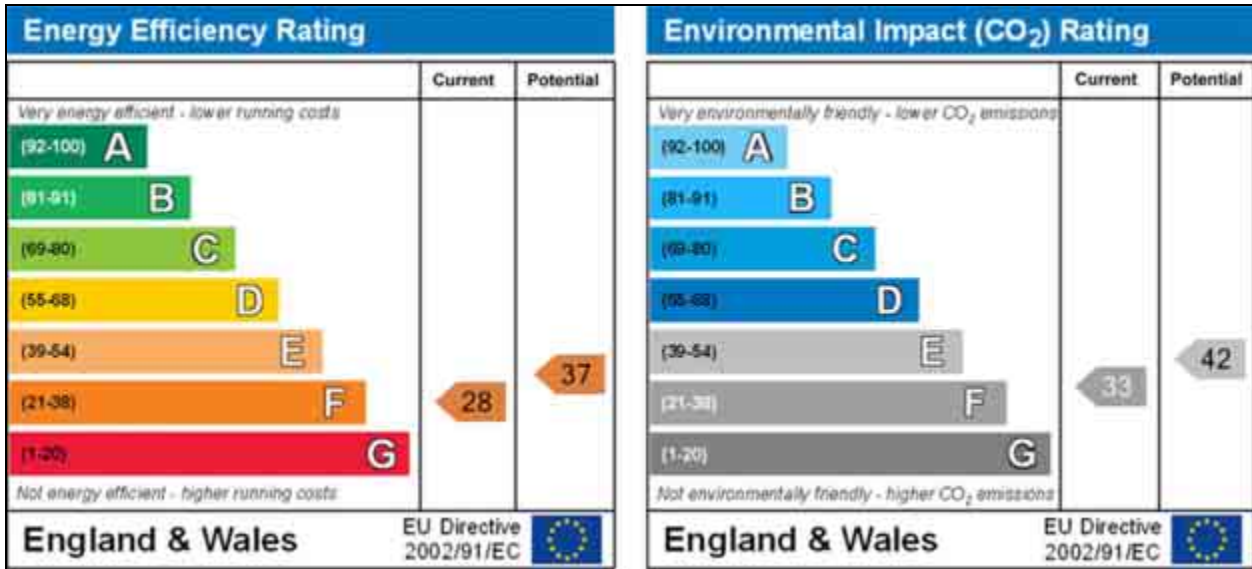
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

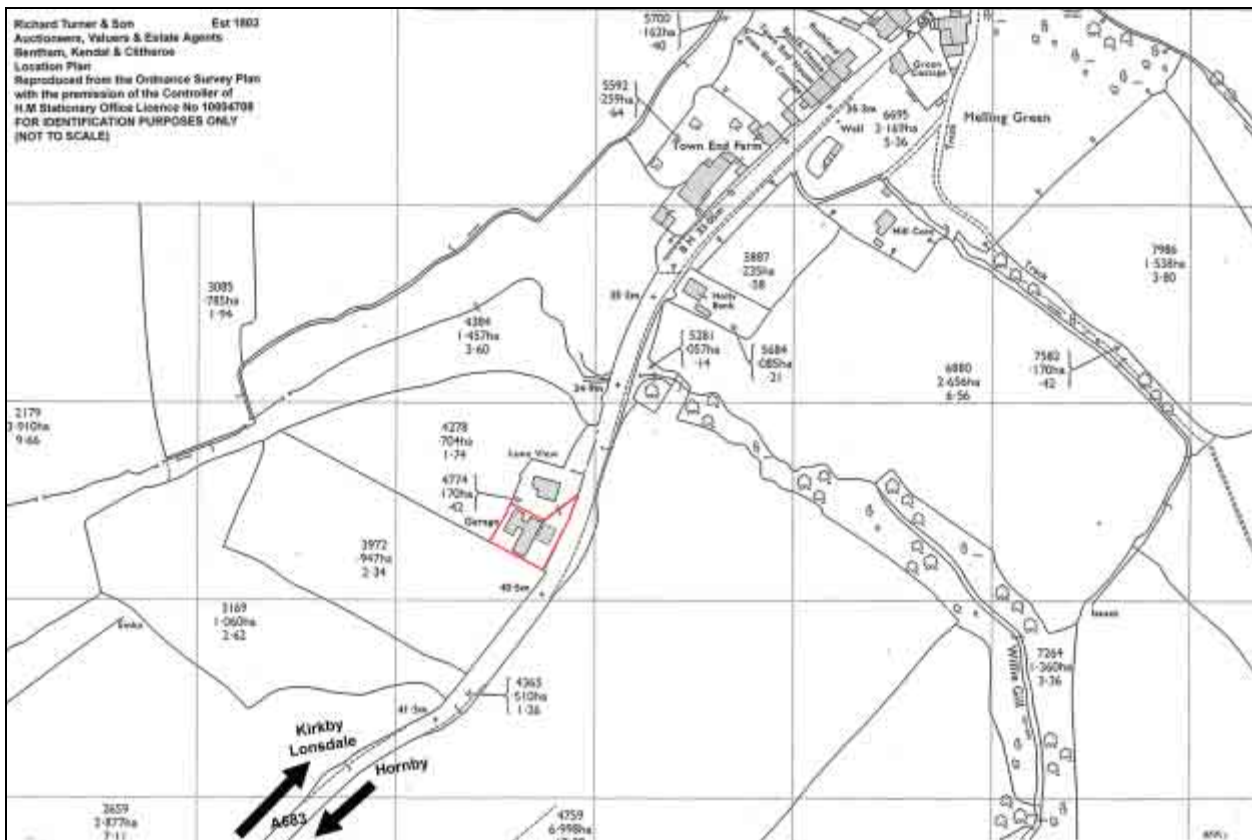
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Energy Performance Certificate



Boundary Plan



Location Plan

