



## Cark In Cartmel

**£250,000**

Applied Corrosion Monitoring (ACM) Ltd, 125 Station Road,  
Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7NY

This large, 3 storey property with cellar storage, outdoor store and parking space has recently been utilised as office space. The layout is very versatile and subject to 'Change of Use' could be returned to a 4/5 bedroom Semi-Detached House. Early viewing is highly recommended for this unusual and interesting property.

### Quick Overview

- Semi Detached over 3 floors
- Recently utilised as Office Space
- Versatile Layout
- Interesting opportunities subject to Change of Use/PP/Building Regs
- Thriving Village Location
- Opposite small public Car Park
- Cellar Storage & Outdoor Store
- Railway Station close by
- Superfast Broadband speed 80 mbps available\*



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80 Mbps



1 Parking Space &  
on road parking

Property Reference: G2792



Meeting Room 1



Meeting Room 2



Kitchenette



Office 1

**Description** This large Semi-Detached Building is over 3 floors plus cellar space and an outside store room. Divided by the current vendors in 1995 into office space with small Kitchenette and 2 WC.s. Parking for 1 car to the rear.

The building has lots of scope and potential and offers a unique opportunity for those seeking an office space or commercial venture or for those wishing to convert back into a super Family Home subject to the relevant change of use, planning permission/building regulations.

The building is over three floors and benefits from gas central heating. The Ground Floor and First Floor has been utilised as 5 well proportioned Offices or Meeting Rooms. There is a Kitchenette and 2 WC's on the Ground Floor and Cellar storage to the Lower Ground Floor. On the Second Floor there are 2 large Attic Rooms.

This presents an opportunity for the buyer to customise the space according to their vision and create a unique setting that reflects their style and business needs. This building could become a modern office space, a boutique store, or a creative studio-the possibilities are endless. With some 'tlc' and creativity, this building could become a thriving hub of activity, attracting customers and clients from near and far!

The building itself, would now benefit from a little 'tlc' if to remain as office space but it could also be transformed back into a residential dwelling subject to the relevant permission and consents.

**Location** 125 Station Road is centrally located in the popular village of Cark which has a Public House, Railway Station, Garden Centre and Convenience Store. Holker Hall is just around the corner and Cark is also only 5 minutes by car from the picturesque village of Cartmel with its fine dining, famous steeplechase race meetings, primary and secondary schools and famous sticky toffee pudding!

To reach the property proceed out of Grange-over-Sands, towards Allithwaite and Flookburgh. Upon entering Flookburgh Square, turn right (Chemist on the corner) and follow the road into Cark. 125 Station Road can be found on the left hand side just before the Convenience Store.

**Accommodation (with approximate measurements)**

Vestibule

Hallway

Office Meeting Room 1 21' 2" x 10' 0" (6.46m x 3.06m)

Office/Meeting Room 2 21' 2" x 12' 9" (6.46m x 3.91m)

Kitchenette 7' 3" x 6' 3" (2.21m x 1.92m)

Rear Lobby

WC x 2

**Cellar** 21' 4" x 10' 6" (6.5m x 3.2m) & 21' 3" x 5' 11" (6.49m x 1.81m)

**Office 1** 14' 6" x 11' 3" (4.42m x 3.43m)

**Office 2** 12' 11" x 9' 7" (3.94m x 2.92m)

**Store/Stock Room**

**Office 3** 21' 2" x 10' 2" (6.46m x 3.10m)

**Undeveloped Room 1** 14' 3" x 10' 4" (4.35m x 3.16m)

**Undeveloped Room 2** 14' 3" x 13' 0" (4.35m x 3.98m)

**Rear Store**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://vchecker.ofcom.org.uk/> 19.5.23 not verified

**Business Rates:** This property is currently subject to small business rate relief.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.pigs.advantage.storyline>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Office 3



Office 2



Room 2



Room 1



Total area: approx. 210.2 sq. metres (2262.9 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/06/2023.

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