



6 Station Road

Bentham, Lancaster, LA2 7LF

**Offers In The Region Of
£130,000**



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6 Station Road is a significant and attractive period property with beautiful architectural details situated in the heart of the market town of Bentham. A property with a wealth of potential whether for business or residential use, and all within walking distance of shops, amenities and the train station. Available to market with no chain.

The existing layout of 6 Station Road briefly consists of entrance vestibule leading into the main open plan office space, along with archive / store room, a door to a separate office and the inner hall, from which you can access the strong room along with ground floor WC, kitchen area, access to the rear yard and the staircase to the first floor. On the first floor there are three large rooms a kitchen and a WC - formerly with residential use - with a further room with eaves storage on the second floor.

Externally there is an enclosed yard to the rear.

This versatile property offers a range of opportunities from residential use; either two apartments or a main residence, or indeed a bistro / bar or substantial retail space with residential flat above, along with office space for a growing business. Station Road is a main pedestrian route from the holiday park and station into town. Change of use would be subject to the necessary planning consents.

Property Information

Freehold. £6,600 Rateable value. Mains supplies. Gas central heating. The building is currently registered for business use - the first floor flat has been residential in the past.

High Bentham Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op is within easy walking distance and has recently been extended and upgraded. Station Road is the main route into town from both the station and Riverside holiday park.

The train station provides connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the

stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

Ground Floor

Entrance Vestibule

5'11" x 3'10" (1.81 x 1.18)

Entrance vestibule leading to main office space. Fitted carpet.

Main Office Space

26'7" x 15'8" (8.10m x 4.78m)

Spacious and light office space. Fitted carpet, radiators, four double glazed windows to front, two single glazed windows to rear.

Archive Room

9'2" x 5'2" (2.80 x 1.60)

Useful archive / storage room. Fitted carpet.

Office

10'11" x 16'1" (3.33m x 4.91m)

Separate ground floor office. Fitted carpet, radiator, double glazed window to front.

Inner Hallway

19'3" x 6'9" (5.89 x 2.07)

Fitted carpet, staircase.

Strong Room

11'8" x 6'2" (3.57 x 1.90)

Chubb & Son's strong room. Lockable vault doors, Concrete floor, concrete walls, light.

Kitchen Area

5'6" x 16'1" (1.68m x 4.91m)

Vinyl flooring, single base unit with single stainless steel sink, gas boiler, single glazed window to rear, store.

First Floor

Room One

15'11" x 10'3" (4.86 x 3.13)

Spacious front facing room. Fitted carpet, radiator, stone fire surround with electric fire, double glazed window with secondary glazing.

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Room Two

15'10" x 10'3" (4.84 x 3.14)

Spacious front facing room. Fitted carpet, radiator, double glazed window with secondary glazing.

Room Three

14'10" x 9'5" (4.54 x 2.89)

Spacious rear facing room. Fitted carpet, radiator, double glazed window.

Kitchen

14'11" x 9'7" (4.55 x 2.93)

Fitted carpet, range of wall and base units, electric cooker point, stainless steel drainer sink, radiator, double glazed window to rear.

WC

11'9" x 5'10" (3.59 x 1.80)

Fitted carpet, radiator, wash basin, airing cupboard housing hot water cylinder, single glazed window to rear.

Second Floor

Store Room

11'9" x 9'1" (3.59 x 2.78)

Fitted carpet, skylight, sliding door to eaves store.

Eaves

Useful eaves storage.

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Useful eaves storage.

External

Enclosed yard with gated side access to Station Road.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

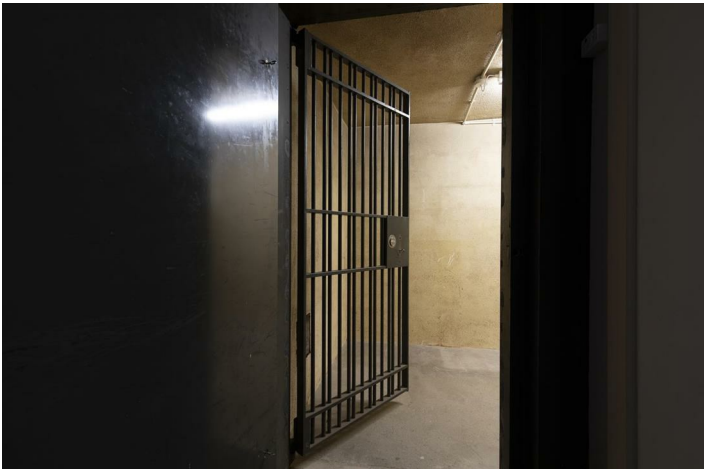
FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Total area, approx. 206.0 sq. metres (2224.3 sq. feet)
6 Station Road, High Bentham

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

