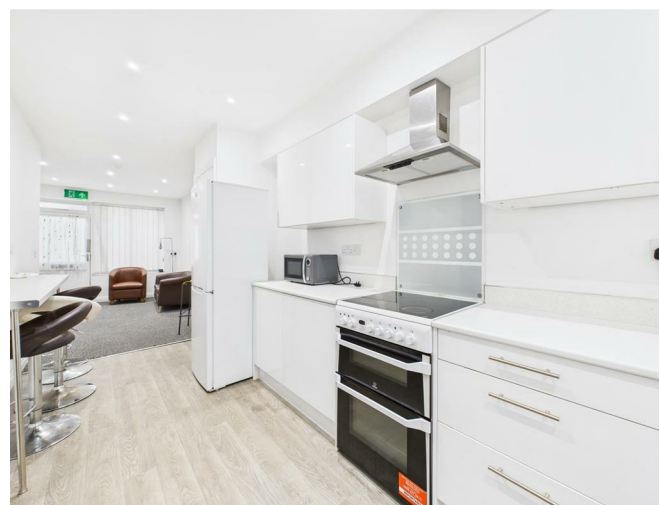


## 2-5 Moor Street, LA1 1PR



**£475,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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These properties are being sold as a portfolio, all situated within the same block, offering a rare and exciting opportunity for buyers. The portfolio presents unique advantages, appealing particularly to investors looking to diversify their holdings and spread risk across multiple assets. It provides the chance to acquire a ready-made investment package with immediate rental income potential and excellent prospects for future appreciation.

**2 Moor Street**

A proven, income-generating student property ideally located in the heart of Lancaster city centre. The property features three well-proportioned bedrooms, each with its own en-suite shower room, and benefits from a strong letting history and consistent demand. It is currently let for the 2025/26 academic year to three students (48 weeks), generating a gross annual income of £22,320.

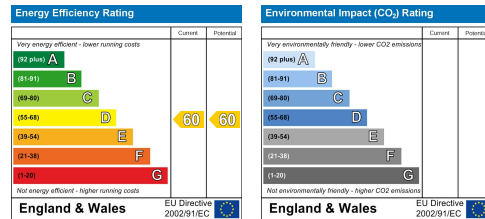
**3 & 4 Moor Street**

An exciting opportunity to acquire a spacious, double-fronted ground-floor shop and showroom, perfectly positioned in the heart of Lancaster city centre. This versatile freehold property offers generous and adaptable accommodation with multiple rooms, suitable for a wide range of business uses, including retail, office, studio, or service-based operations (subject to any necessary planning permissions). With two adjoining units being sold together, this property offers excellent scope for redevelopment, owner-occupation, or rental investment.

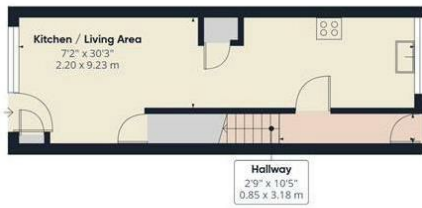
**5 Moor Street**

Another proven income-producing student property, ideally located close to the city centre. Offering

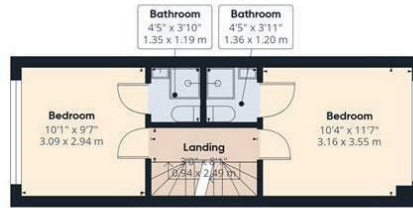
three well-sized bedrooms and a shower room, the property has a strong letting history and continues to attract student demand. It is not currently let for the 2025/26 academic year but has the potential to achieve a gross annual income of £15,840 (based on 3 students x 48 weeks).



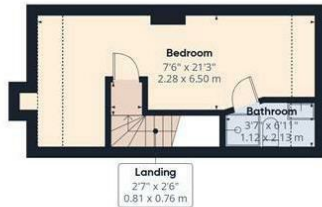
**2, Moor Street**



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>01</sup>**

783 ft<sup>2</sup>  
72.7 m<sup>2</sup>

**Reduced headroom**

36 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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