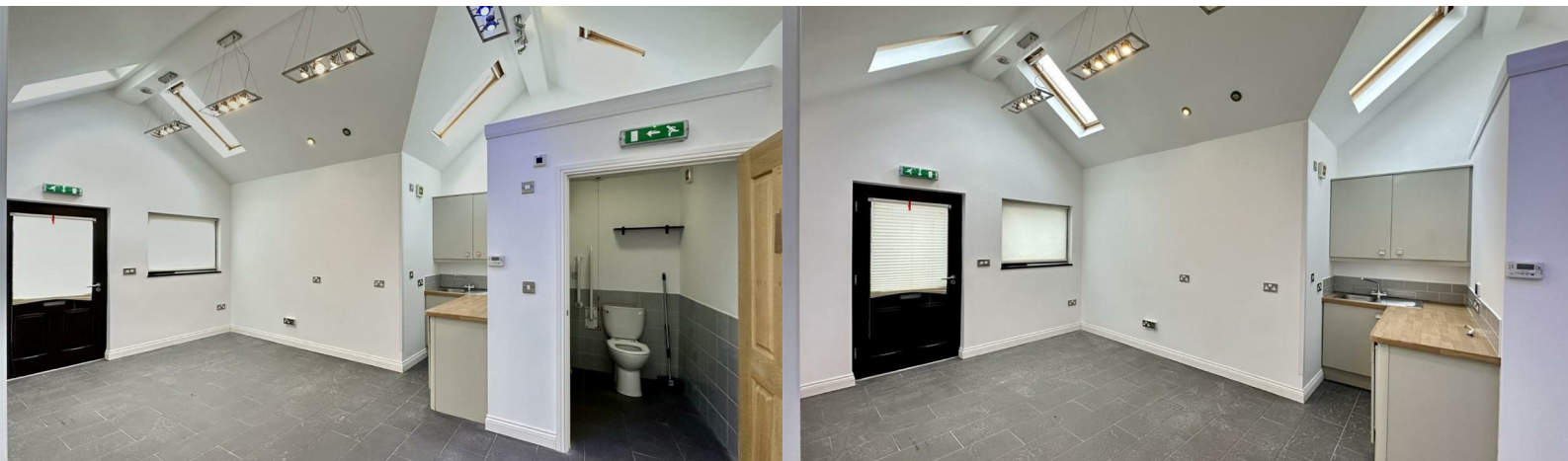




Waterclosen Moor Lane,

Grange-Over-Sands, LA11 7LP

Auction Guide £65,000



Watercloset Moor Lane,

Grange-Over-Sands, LA11 7LP

Auction Guide £65,000



To be Sold at Auction 17th July - The Halston Hotel, 20-34 Warwick Road, CA1 1AB

This charming detached retail space is a unique investment opportunity, offering the perfect blend of traditional appeal and modern functionality. The property is bathed in natural light, thanks to its large front window and additional Velux windows, creating a bright and welcoming atmosphere. Additionally, the property is heated with underfloor heating. Inside, the modern kitchen space and stylish tiled flooring add a contemporary touch, making it versatile for various uses. Whether envisioned as a commercial venture or a residential conversion (subject to relevant planning permissions), this no-chain property is an ideal choice for investors seeking a project with potential.

Toilet

6'4" x 4'10" (1.936 x 1.497)

Back Area

18'3" x 9'4" (5.588 x 2.859)

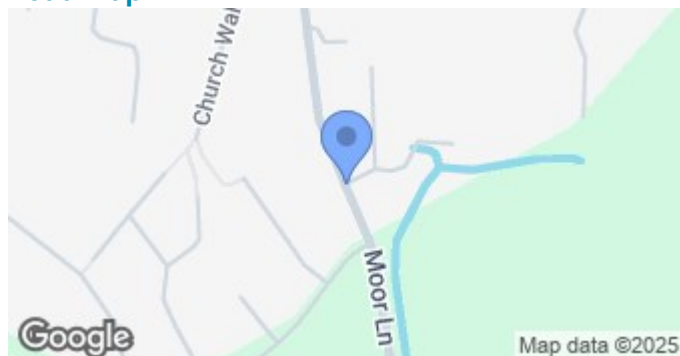
Front Area

11'10" x 10'2" (3.626 x 3.117)

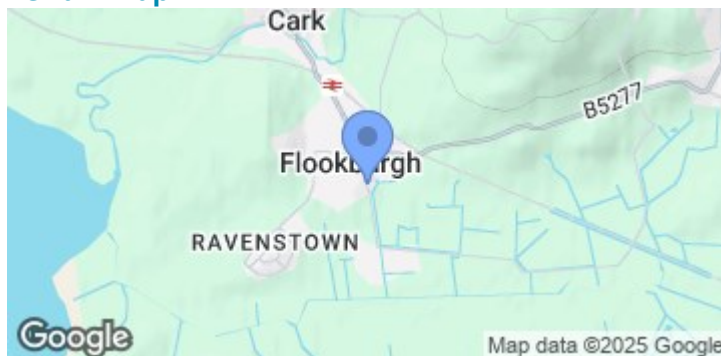
- Freehold
- Great Location
- Light Airy Space
 - EPC - C

- Ideal Investment
- Underfloor Heating
- Exempt from Business Rates

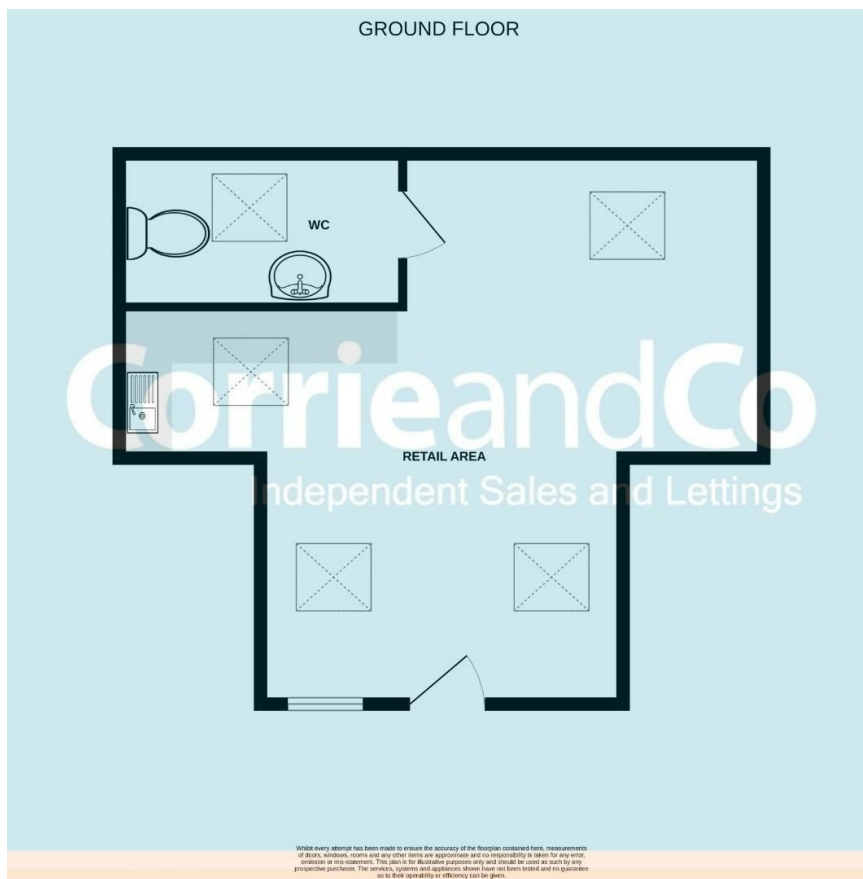
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

