



FORMER MEETING HOUSE & CARPARK YARD

Powder House Lane, Lancaster LA1 2TT

Description & Location:

A purpose built former meeting house that offers well proportioned internal accommodation. The premises are brick built and comprise a main entrance hallway, anti-room with kitchenette, store and male and female wc's; at its heart is a principal meeting room.

Externally there is a good sized yard space, currently laid out for parking and which will accommodate approximately 30 car parking spaces. This is fully enclosed by fence line boundary. The property was are purpose built by its current owners.

Situated opposite Vale of Lune Rugby Club and Westgate Cricket Club, the premises are accessed off Torrisholme Road. The area is easily accessible from Lancaster city centre and Morecambe Town centre; the Bay Gateway A683 is less than ½ a mile from the property, this in turn linking with J34 of the M6 less than 3.25miles east. Wet coast mainline access is available at Lancaster railway station and there is a regular bus link along Torrisholme Road. Torrisholme its self offers a mix of retail and is less than ½ a mile west of site.

Accommodation:

The building extends to 227.99 Sq M (2,454 Sq Ft). The site extends to 1,632.42 Sq M (0.403 acres)



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www.carigietcowen.co.uk

Timing & Terms:

The freehold of the property is immediately available by way of a private treaty sale.

Price & Costs:

Offers in excess of £325,000 are being sought for the freehold interest in property. Each party is responsible for their own costs. Figures are quoted exclusive of VAT.

Business Rates:

The Valuation Office Agency does not note an entry in the 2023 List.

Planning:

The property would prove suitable for a variety of uses subject to the grant of planning. Lancaster City Council's web portal does not note the premises as holding a post-2000 grant of planning, a precedent use is anticipated. Enquires of the local authority planning department may be made via the below details.

Local Authority & Economic Development

The local authority area is Lancaster City Council. The council's Planning Department and separately the Economic Development Team may be contacted on: **T:** 01524 582000 **W:** www.lancaster.gov.uk

Services:

The property is connected to mains gas, electricity, water and drainage. Heating & ventilation within the building is provided via a roof mounted HVAC system which provides tempered air, with hot water being serviced by a modern wall mounted gas boiler.

EPC:

To be confirmed.

VIEWINGS:

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