



Tenure
Freehold.

Location
Carnforth, located on the A6, is situated 6 miles north-east of Morecambe and 7 miles north of Lancaster and approximately 1 mile west of Junction 35 of the M6 motorway.
The property is situated on the south side of Market Street, close to its junction with New Street, which is the principal retail thoroughfare of the town centre.
Occupiers close by include Barclays, Co-Operative Food, Halifax, Greggs, Boots, The Co-operative Pharmacy and Betfred.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor estate agents office with ancillary storage accommodation to the basement. The self-contained maisonette, which is approached via a separate rear entrance, provides four rooms, kitchen and bathroom.

Tenant Information
Reeds Rains Ltd was established in 1868 and operate from over 190 branches throughout England, North Wales and Northern Ireland. Reeds Rains Ltd are a subsidiary of LSL Property Services plc, which also includes the Your Move and Marsh & Parsons chains of Estate Agents. (www.reedsrains.co.uk)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 102 Carnforth.**

| Floor | Present Lessee | Accommodation | Lease Terms (1) | Current Rent £ p.a. | Next Review/ Reversion |
|---------------------------|-----------------|---|---|------------------------|---------------------------|
| Ground Floor and Basement | Reeds Rains Ltd | Gross Frontage 6.25 m (20' 6") Net Frontage 4.6 m (15' 1") Shop Depth 14.1 m (46' 3") Built Depth 20.0 m (65' 7") Basement 43.05 sq m (463 sq ft) | 10 years from completion of the sale Rent review every fifth year FR & I linked by reference to a Schedule of Condition | £8,500 p.a. | Rent Review 2017 |
| First and Second Floors | Vacant | First and Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom | | - | - |

(1) There is a lessee's option to determine at the end of the fifth year.

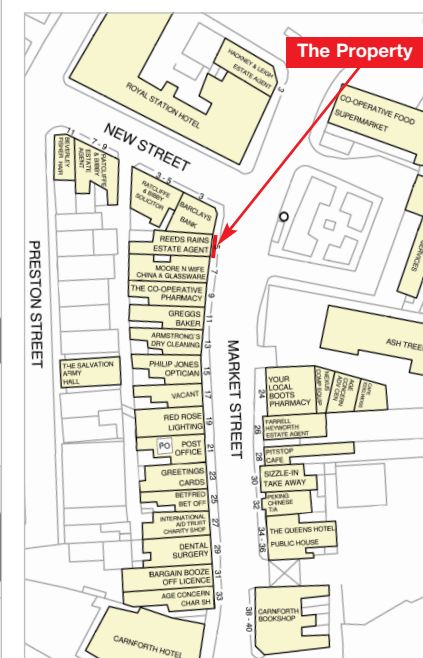
Total £8,500 p.a.

Carnforth

5 and 5A Market Street Lancashire LA5 9JX

- **Freehold Shop and Residential Investment**
 - Shop to be let to Reeds Rains Ltd on a new 10 year lease from completion (1)
 - Good secondary retail location adjacent to Barclays and close to Carnforth Railway Station
 - No VAT applicable
 - Rent Review 2017
 - Current Rent Reserved
- £8,500 pa
plus Vacant Maisonette**

**SIX WEEK COMPLETION
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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