FOR SALE

THE READING ROOMS
BLACKPOOL LANE
ST MICHAELS ON WYRE
PR3 0TJ

- PREVIOUSLY USED AS A PUBLIC MEETING ROOMS
- POTENTIAL STPP TO BE CREATED INTO A DETACHED RESIDENTIAL DWELLING
- STPP – POTENTIAL FOR EXTENSION – SEE PLANS
- REAR GARDEN AND GARAGE
- VIEWINGS AVAILABLE BY APPOINTMENT

FOR SALE: OFFERS IN EXCESS OF £129,950

Duxburys Commercial

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BLACKPOOL LANE, ST MICHAELS ON WYRE

LOCATION

The property occupies a sought after location in St Michaels on Wyre, on Blackpool Lane at the end of a terrace of residential properties and next to the car park of The Grapes Hotel.

St Michaels on Wyre is located close to Great Eccleston, Elswick, Catterall and Nateby. The A586 runs through St Michaels on Wyre providing quick and easy links to additional neighbouring areas of Garstang and Blackpool, areas of Preston and Lancaster are also within easy reach. St Michaels is a sought after area boasting a well-known primary school and nursery. There is a good selection of local amenities to include a local shop, garage, pub/restaurant. Within the area there is a local bowling club, tennis court and fishing pond.

DESCRIPTION

This building has a formal address of St Michaels Reading Room Committee, Blackpool Lane/Garstang Road, St Michaels, Preston, Lancashire, PR3 0TJ.

- See attached plan that provides an overview of the subject property and its grounds.
- Subject to planning consent there is potential to change the use of the public meeting rooms and the formation of a single detached dwelling. There is potential for permitted development and extension on the ground floor and the erection of a garage to the rear.
- Plans have been drawn by Lytham based architects Firth Architects who are willing to speak with interested parties in relation to the planning potential for the building/site. Please contact Joel Firth by email on joel@firthassociatesuk.com.

The building and site may have alternative uses also and all interest and enquiries are invited.

Viewings available via appointment – 01772 280500 / 01253 316919 - Option1

ACCOMMODATION

The building presently consists of a side porch, front room and a larger double sized rear room. Rear garden and garage.

EPC RATING

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.

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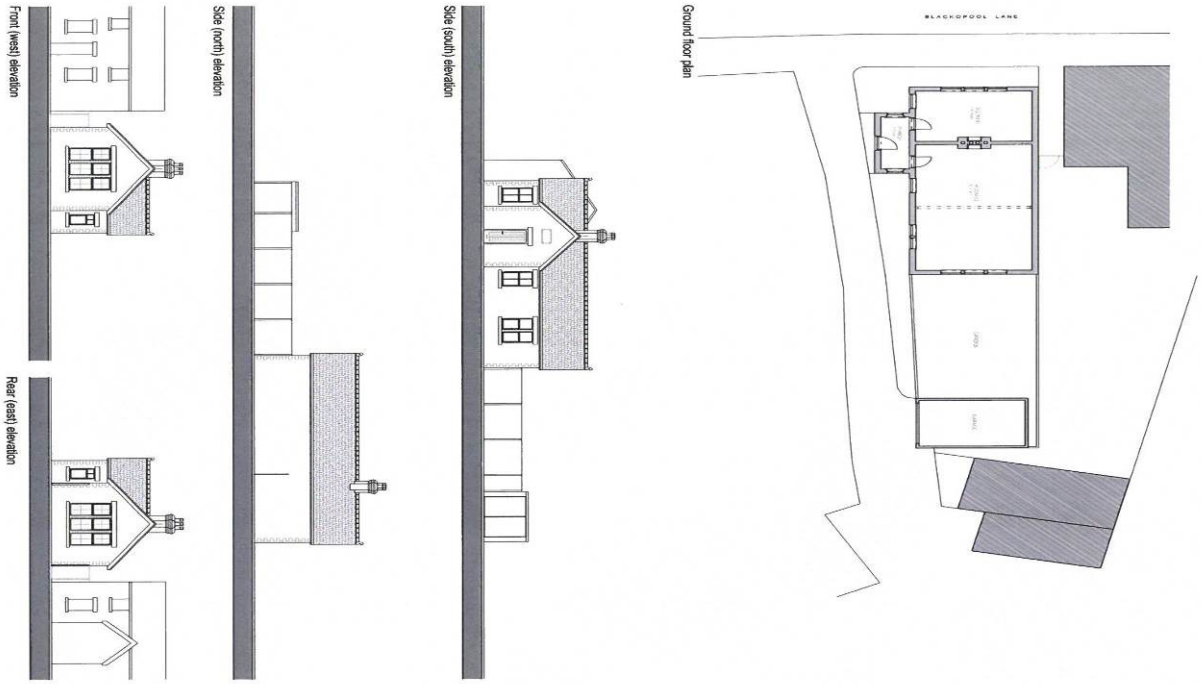

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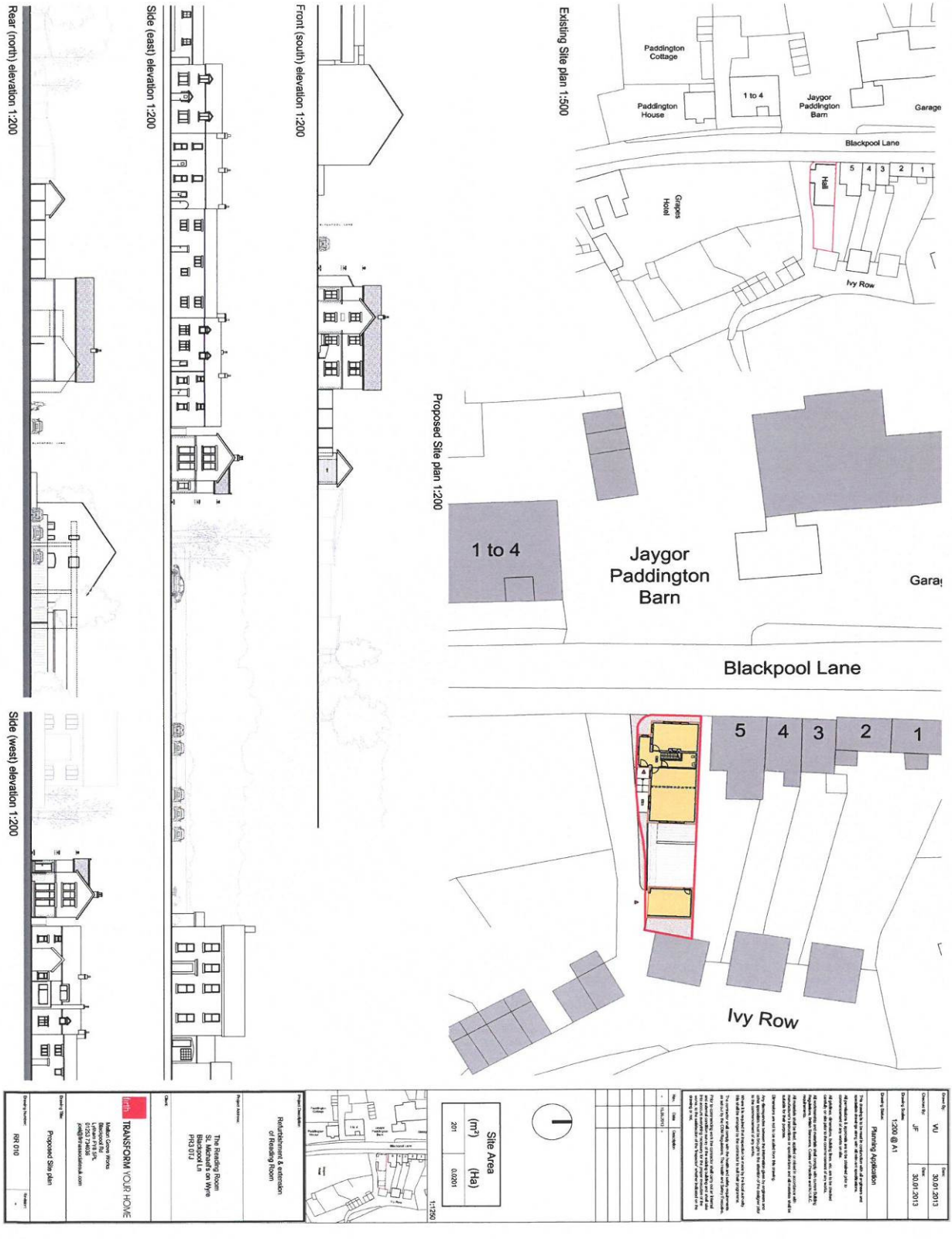

Plans are for illustration process only and all interested parties should carry out their own investigations into the plans/boundaries/planning permission and potential.

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