

DM HALL

For Sale

Investment For Sale -
Currently tenanted to
2027 at a passing rent
of £10,800. Asking
price £145,000

5 Market Street,
Carnforth, LA5
9JX



1,377 sq ft
(127.93 sq m)

- Investment for sale
- Ground Floor Retail and basement
- Passing rent £10800 pa
- Asking price £145,000

DESCRIPTION

Located in the heart of Carnforth town centre, this well-presented retail investment property is currently let to an established flooring retailer, offering an attractive opportunity for investors.

Accessed directly from Market Street, the property provides a spacious ground floor retail area together with a rear ancillary section comprising a cellular office, WC, recently upgraded kitchen, and additional storage facilities.

A staircase leads to a useful dry basement, providing further storage accommodation.

The property is offered for sale at an asking price of £145,000, subject to the existing lease, which currently produces a passing rent of £10,800 per annum until 2027.

Accommodation

Retail Area: 685 sq ft

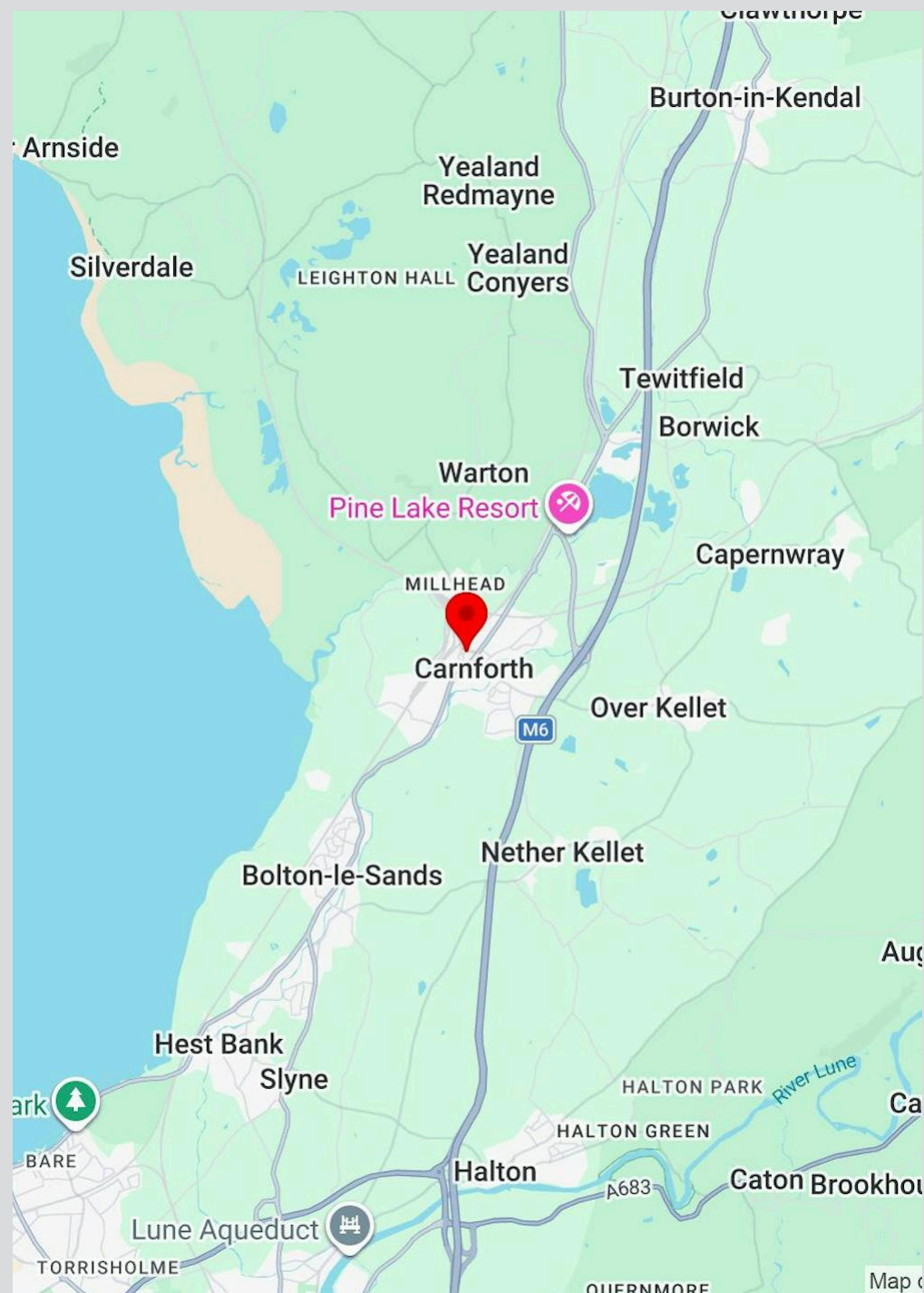
Rear Ancillary Area: 211 sq ft

Basement: 481 sq ft

Total Accommodation: 1,377 sq ft

Services:

We understand the property benefits from mains water, gas, and electricity connections.



LOCATION

The property occupies a prime trading position in the heart of Carnforth town centre, within close proximity to Carnforth railway station. Carnforth is a vibrant market town benefiting from a strong mix of national and independent retailers, including Greggs and Boots.

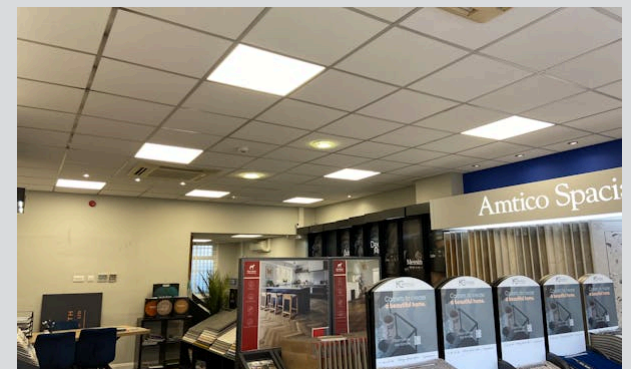
The town enjoys excellent transport connectivity, with convenient access to both the A6 and M6 motorway. Junction 35 of the M6 is located approximately 1 mile from the town centre, providing strong regional links throughout Lancashire and the wider North West.

TERMS

The property is currently let at a passing rent of £10,800 until 2027.

EPC

D



LEGAL COSTS

Each party to bear their own costs

VAT

Not applicable

PRICE

£145,000 Investment for Sale

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Viewings strictly with the agents:
Caroline Hayton

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Caroline Hayton

0782 3415853

caroline.hayton@dmhall.co.uk

Suzie Barron

07384 818632

suzie.barron@dmhall.co.uk

DM Hall

36 Finkle Street
Kendal, LA9 4AB

01539 740 500

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: JUNE 2026