



## **THE OLD FILTER HOUSE SCOTFORTH ROAD, LANCASTER**

THIS PROPERTY COMPRISES 20,000 SQUARE FEET FLOOR AREA ON APPROXIMATELY 2½ ACRE SITE WITH 900 YARDS OF MAIN A6 FRONTAGE COMPRISING:-

- SHOWROOM/WORKSHOP
- OFFICE SUITE
- KITCHEN AREA
- TWO TOILETS/SHOWER AREA
- TWO ADDITIONAL SHOWROOMS
- TWO VALETING ROOMS
- LARGE PARKING AREA

### **OFFERS IN EXCESS £1 MILLION**

**D A Wilkinson – 07788 985684**

36 Northumberland Street, Morecambe, Lancashire LA4 4AY  
Tel: (01524) 401010 Fax: (01524) 401011

**Header**  
Description

**PROPERTY MISDESCRIPTIONS**

The Penhale Practice have not tested any apparatus, equipment, fixtures, fittings or services at this property and so we do not verify that they are in working order, fit for their purpose or owned by the sellers. The Penhale Practice has not checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume that the information is for guidance only until it has been verified by their own solicitor. A final inspection prior to exchange of contracts is also recommended.

The measurements supplied are for general guidance only and as such must not be treated as correct. A buyer is advised to re-check the measurements before committing to any expense