



16A Emesgate Lane, Silverdale, Carnforth LA5 0RA

COMMERCIAL INVESTMENT FOR SALE – O.I.R.O. £195,000



16A Emesgate Lane, Silverdale, Carnforth LA5 0RA

Offers in the region of £195,000

- Well located restaurant premises in the centre of Silverdale.
- Currently let to a well established tenant who have traded successfully from the property for many years.
- The property is currently let via a longstanding verbal tenancy arrangement at a passing rent of £10,368 per annum, presenting an asset management opportunity and the prospect for future rental growth.
- Accommodation as follows, plus WC to rear:-

Ground Floor Areas:-	58.75 m ² / 632 ft ²
Seating area, kitchen & prep area	
First Floor Mezzanine/Seating Area:-	9.5 m ² / 102 ft ²
Total NIA	68.25 m ² / 734 ft ²



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Conservation Area / National Landscapes : The property sits within the Amside & Silverdale National Landscape.

Flooding : No known history of flooding. According to the Environment Agency's website, the property sits in flood zone 1.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Please note: Amritstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is understood to be held freehold and is offered for sale subject to the existing occupational tenancy.

Local Authority: Lancaster City Council.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of James Leech BSc (Hons) MRICS. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : [///swim.camped.processor](#)

Use of AI : Amritstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

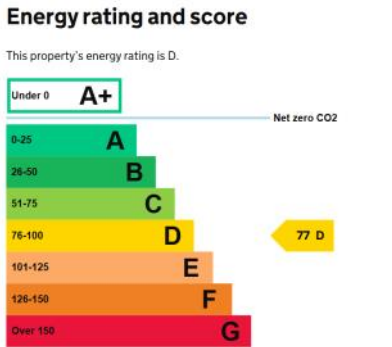
Date photographs taken : 13/10/2026

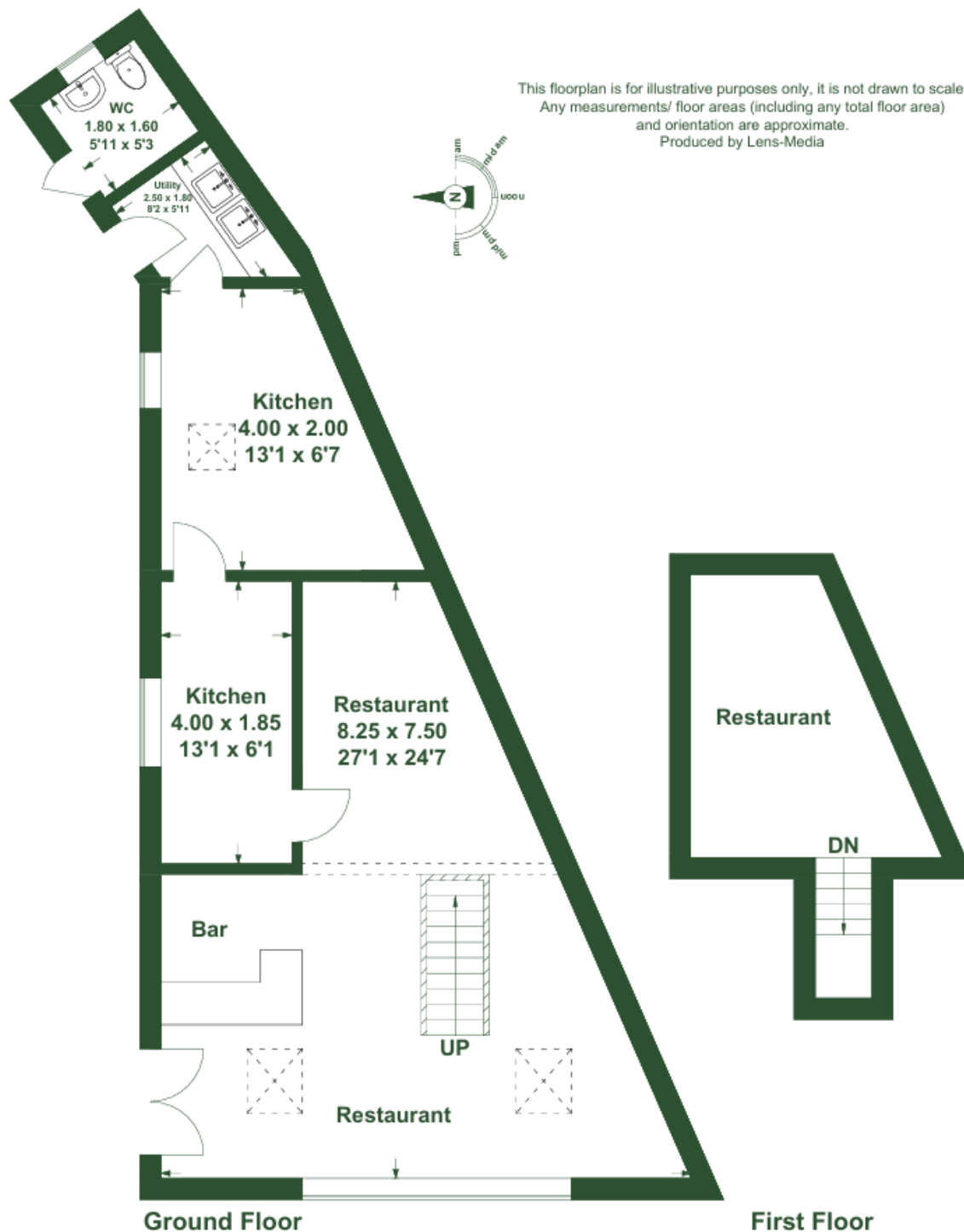
SUBJECT TO CONTRACT



Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

