



# MILL HALL

MOOR LANE / LANCASTER / LA1 1QD

STUDENT ACCOMMODATION **OR**  
DEVELOPMENT OPPORTUNITY (STP)

## FOR SALE

- **Attractive** canalside setting
- **Approximate Floor Area:** 2,160 sq m (23,253 sq ft)
- **Approximate Site Area:** 0.15 hectare (0.37 acre)

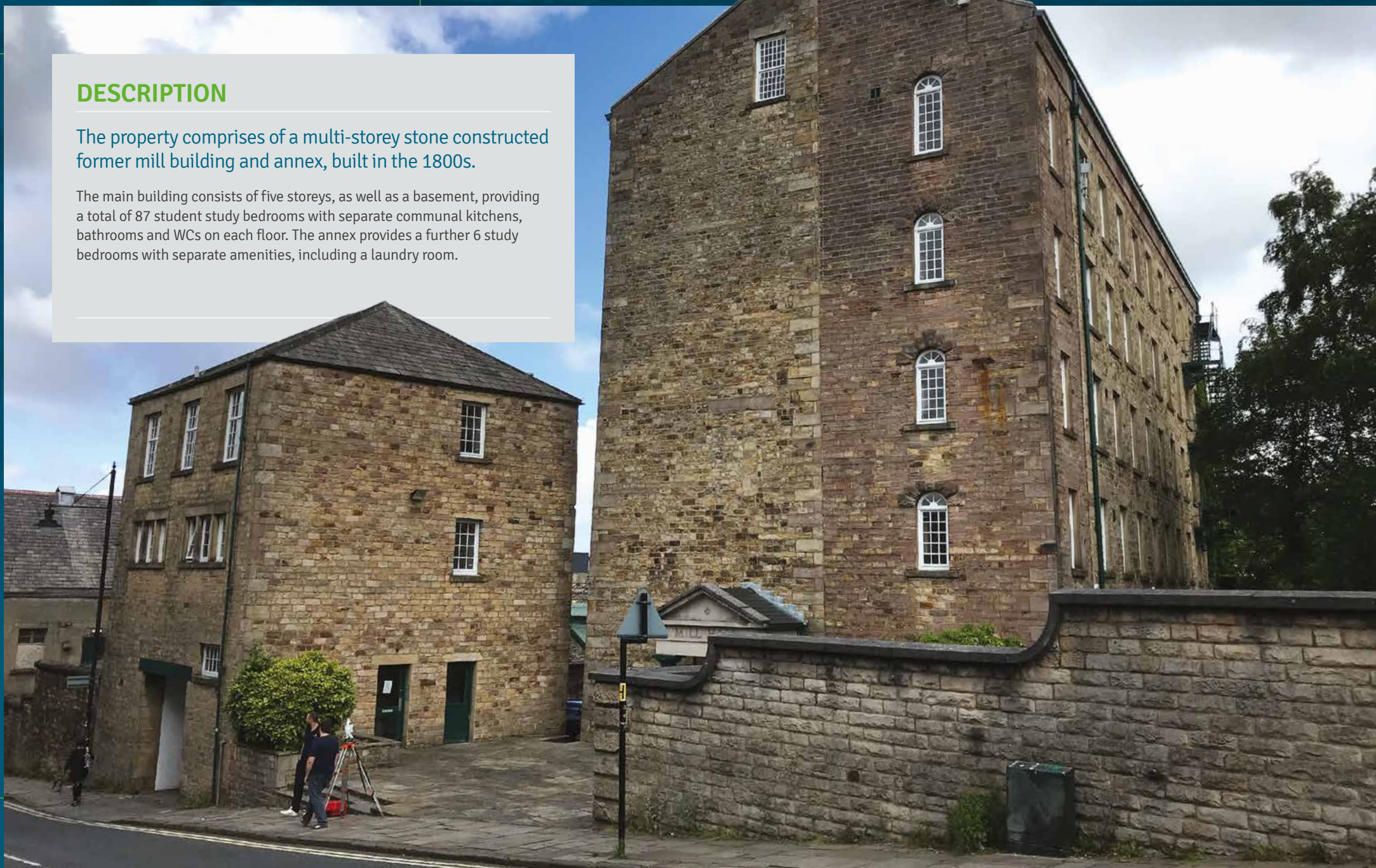
**RAPLEYS**



## DESCRIPTION

The property comprises of a multi-storey stone constructed former mill building and annex, built in the 1800s.

The main building consists of five storeys, as well as a basement, providing a total of 87 student study bedrooms with separate communal kitchens, bathrooms and WCs on each floor. The annex provides a further 6 study bedrooms with separate amenities, including a laundry room.







The subject site is situated on Moor Lane, approximately ½ mile to the east of Lancaster City Centre and approximately ½ mile to the north west of the main University of Cumbria campus at Bowerham Road.

Situated adjacent to the Lancaster Canal, within a mixed use area, the premises are located on the edge of the Canal Quarter Regeneration Zone, directly opposite a health centre operated by the NHS Trust.

The M6 motorway lies just to the east of Lancaster with access to the city centre available from either junction 33 or 34. The city is on the west coast main line - Lancaster railway station connects Lancaster to Preston and the south Carlisle and Scotland to the north.





## ACCOMMODATION

	Sq m	Sq ft
Main Mill	1,917.30	20,634
Annex	243.30	2,619
<b>Total</b>	<b>2,160.60</b>	<b>23,253</b>

Approximate Site Area: 0.15 hectare (0.37 acre).

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

## TENURE

Freehold.

## TERMS

Offers for the Freehold Interest invited.  
The vendor does not bind themselves to accept the highest or any offer received.

## PLANNING

The property is a Grade II listed building.

## ENERGY PERFORMANCE

Energy Performance Rating: D81

## VAT

We are advised by the vendor that the property is not currently registered for VAT.

## DATA ROOM

A data room containing information relating to the property has been established. For access please contact Rapleys.

## CONTACT

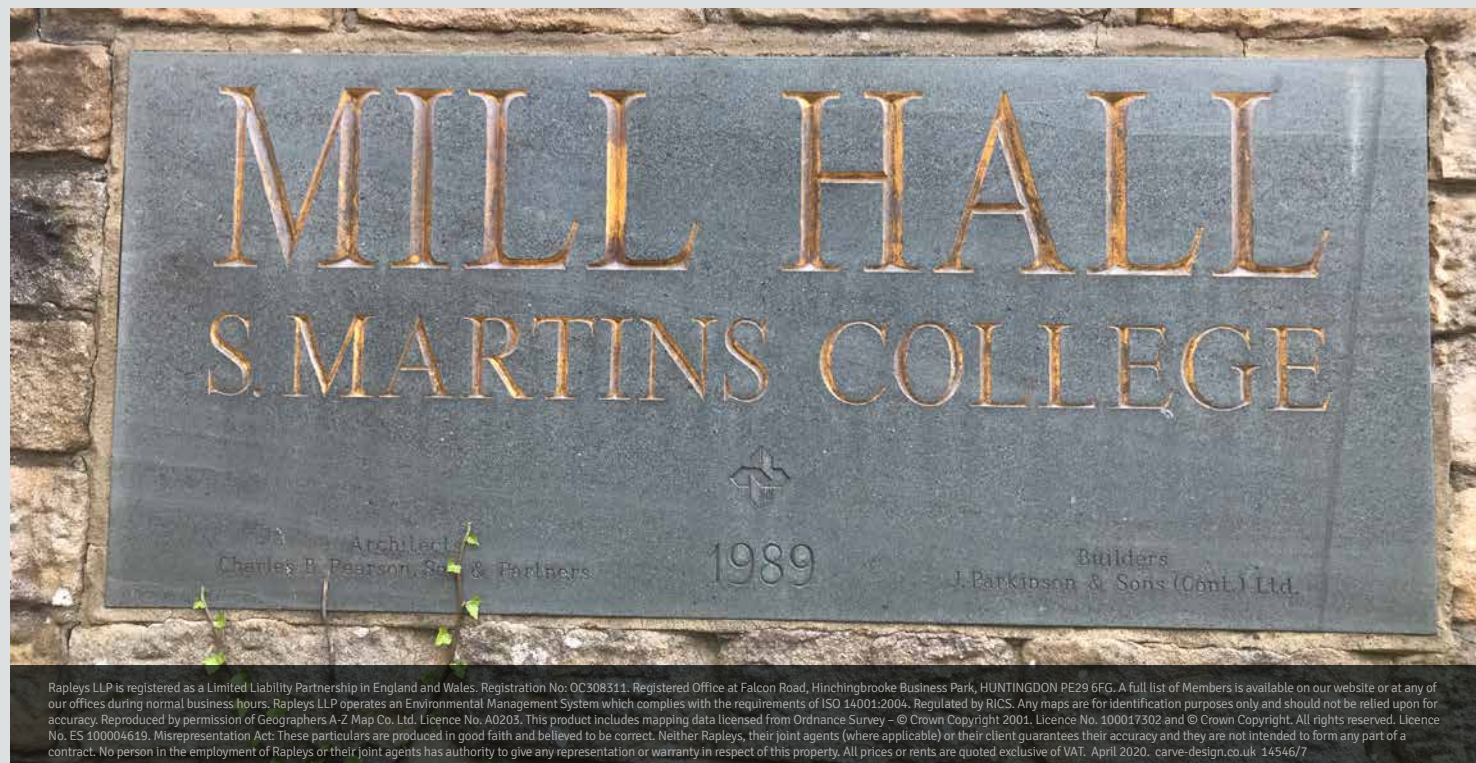
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**RAPLEYS**



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