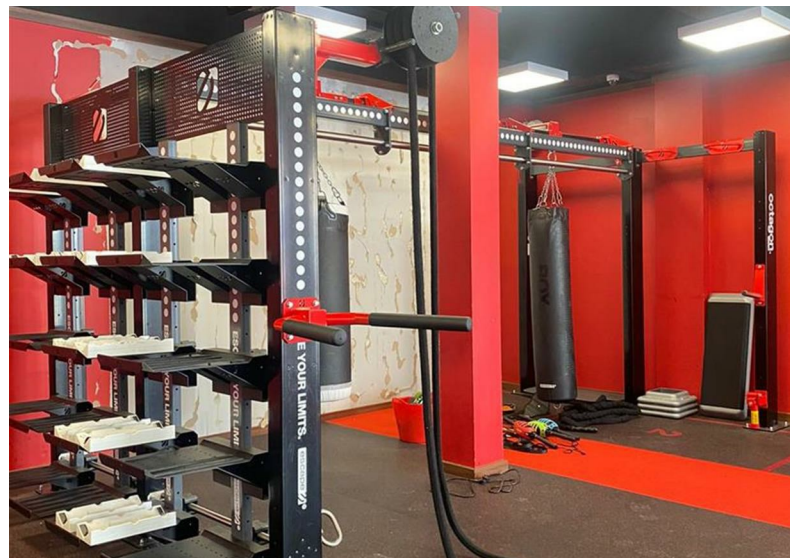
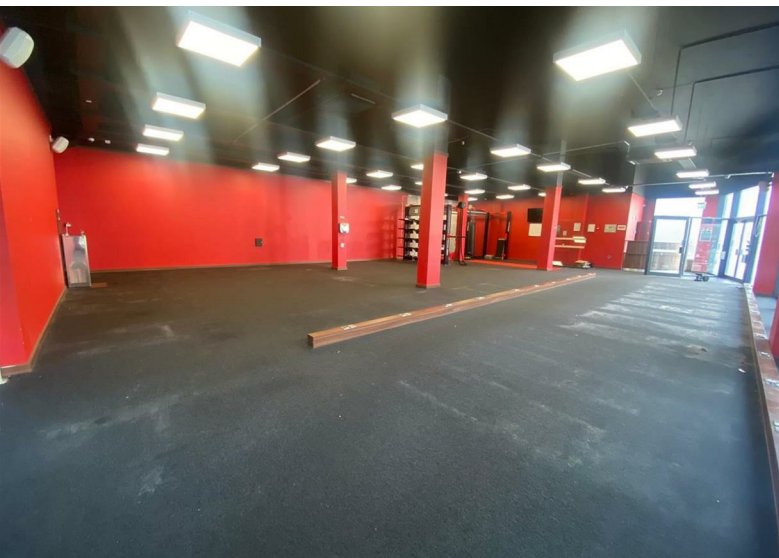




**FISHER
WRATHALL**
COMMERCIAL

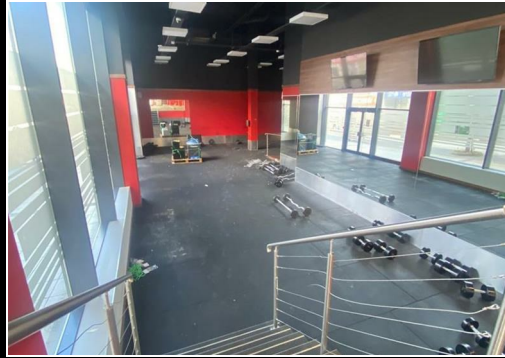


53-55 Central Drive, Morecambe, LA4 5DH
£35,000 Per Annum



53-55 Central Drive, Morecambe, LA4 5DH

£35,000 Per Annum



Location

Morecambe is a seaside resort on the northwest coastline of England, Lancashire situated approximately 4 miles west of Lancaster and 41 Miles north of Blackpool. The town centre faces Morecambe Bay which, with its seafront and views across to Lakeland Fells, provides a popular tourist destination hence a large proportion of the local economy based around tourism.

The current resident population however, is approximately 48,000 (Census 2011) and 54,000 when combined with nearby Heysham, approx 2 miles south of Morecambe. Plans for Eden Project North are scheduled to go ahead bringing even more visitors and residents to the area.

Description

The subject accommodation occupies the majority of the ground floor beneath the modern Travel Lodge Hotel constructed in 2011. With a glazed elevation frontages to Euston Grove and New Town Square.

The property provides 2 split level open areas, fitted out ready to trade as a gymnasium premises with already installed heating and cooling system, entrance area closest to the Arndale Shopping Centre with manager's office off and W.Cs shower rooms and lockers to the lower ground floor area.

VAT

All prices and rentals where quoted are exclusive of but may be subject to VAT

Legal

Each Party to be responsible for their own legal costs

Business Rates

The ingoing tenant to be responsible for the business rates liability

Rateable Value

£41,500

EPC

A full copy of the EPC and recommendation report are available on request


Viewing Arrangements

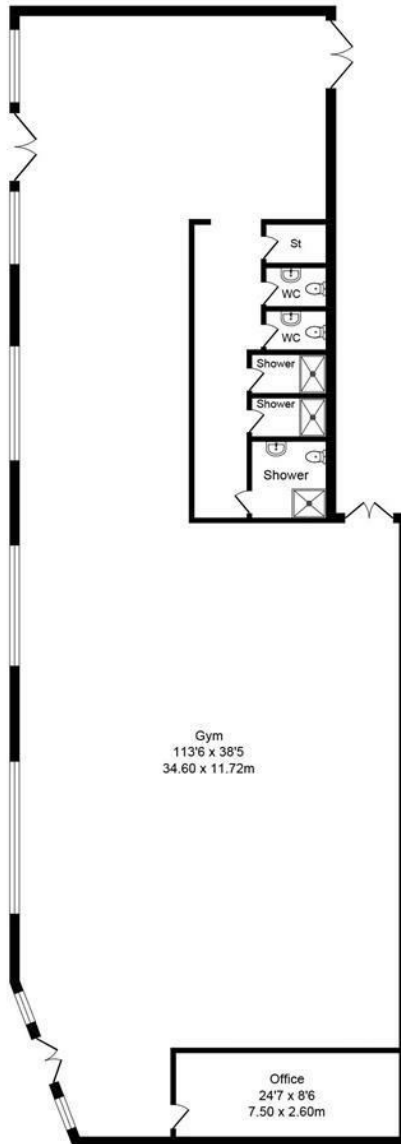
Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.