



**FISHER
WRATHALL**
COMMERCIAL



36 Euston Road, Morecambe, LA4 5DD

Asking Price £150,000

Former William Hill premises. Substantial retail building with particularly spacious potential living accommodation above in the heart of Morecambe in the pedestrianised area offering excellent further potential. The good sized ground floor has been used as a modern betting shop with inner security shutter, internal office, kitchen and toilets. Potential living accommodation above, subject to any necessary planning permission, requiring full refurbishment with separate access from the rear on Tunstall Street. Available for sale as a whole or to let. Viewing essential to fully appreciate its potential.

Description

Substantial Retail Premises with good sized modern ground floor shop and extensive upper parts accommodation for either office use or potential living accommodation, in need of full refurbishment.

Any use of the premises should be checked with the local planning authority.

Location

Pedestrianised town centre location in the heart of Morecambe amongst other retailers.

Ground Floor Sales Shop

41'9" x 18'5" (12.73 x 5.61)

Plus front bay window, security room, inner office, kitchen and toilets.

Further basement storage and rear pedestrian access. Total ground floor area in the region of 1,400 square feet or thereabouts.

FIRST FLOOR ACCOMMODATION:

Approached from a separate entrance to the rear, off Tunstall Street with staircase leading off to the upper parts.

Landing

Access to 2 separate toilets.

Office or Bedroom

13'0" x 12'8" (3.96 x 3.86)

Office or Lounge

15'3" x 11'11" (4.65 x 3.63)

Maximum overall measurement into front bay window, open plan to kitchen area (formerly all one room).

Kitchen area

12'10" x 6'11" (3.91 x 2.11)

SECOND FLOOR ACCOMMODATION:

Office or Bedroom

12'3" x 7'10" (3.73 x 2.39)

Bathroom/wc

Office or Lounge

15'3" x 10'11" (4.65 x 3.33 (4.64 x 3.32))

Open plan to back room.

Office or Room

13'0" x 12'8" (3.96 x 3.86)

Kitchen

9'10" x 8'1" (3.00 x 2.46)

THIRD FLOOR LANDING

Office or Bedroom

Office or Bedroom

Office or Bedroom

Services

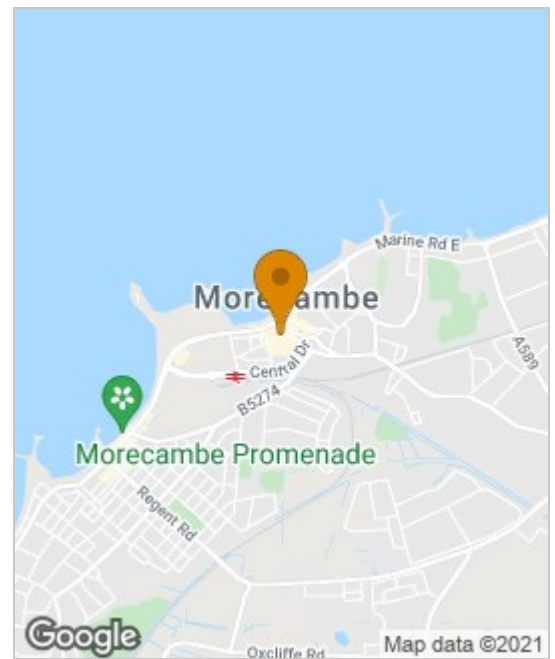
Mains electricity, water and drainage connected.

Rateable Value

£13,250

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN tel: 01524 69922 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	

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