



**FISHER
WRATHALL**
COMMERCIAL



1-7 Euston Road, Morecambe, LA4 5DB £12,500 Per Annum

TO LET - Currently undergoing renovation work, this prominent corner plot is ideal for a variety of uses. Situated on Euston Road and Marine Road, an attractive upstairs bay window looks out across to the Lakeland Fells. The floor space is approx 1151.74sq ft with access from the front and back, giving disability access to cloakroom facilities.



Location

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications on the A589 and is only 4 miles from Junction 34 of the M6.

Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI).

The property is situated on Marine Road Central with wonderful views over Morecambe Bay. The area benefits from the completion of the new M6 Link Road and the regeneration of Morecambe seafront.

Description

This property is currently in the process of full refurbishment. Upon completion will suit a variety of uses. The upstairs benefits from a large bay window which has extensive views over Morecambe bay to the Lakeland Fells.

The property has both front and rear doors giving disabled access to the rear where the cloakroom will be positioned. The floor space is approximately 1151.74sq ft with windows to the front and side elevation.

Lease

A new full repairing and insuring lease for a term to be agreed.

VAT

TBC

Tenure

Leasehold

Viewing

Strictly by appointment with SOLE

AGENT

Fisher Wrathall Commercial

Please call 01524 69922 to arrange

Rates

£10750

May Be Eligible For Small Business Relief

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



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.

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