



**FISHER
WRATHALL**
COMMERCIAL



245 Marine Road Central, Morecambe, LA4 4BJ **Offers In The Region Of £499,950**

FOR SALE - Investment & Development Opportunity. Busy promenade location. Retail unit, currently used as a Cafe plus 3 proposed residential flats above. Ground floor unit approx 1474.6sq ft. Commercial unit (cafe) currently tenanted (Business will not be affected by the sale) Upstairs accommodation needs development.



Scan Me For More Details

Location

Morecambe is a popular holiday destination sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells. Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north and west lie the Lake District and Yorkshire Dales National Park respectively. The town boasts a wealth of attractions and is benefitting from ongoing development and regeneration initiatives including the ultimate re-opening of the Winter Gardens theatre, a new third Nuclear Power Station at nearby Heysham and completion of the Heysham M6 link which will significantly improve journey times between the town and the nearby M6 motorway Junction 34.

Note: Negotiations are ongoing to build an Eden Project in Morecambe. Morecambe Bay is world renowned for its bio-diversity. Species found in the tidal sands are unique to the area - and that's a huge draw for wildlife lovers. Simon Bellamy, from the Eden Project, hopes to create one of the most distinctive tourist attractions in the UK in the north-west town. This hopefully will boost tourism in Morecambe and this property is ideally situated.

Details

This is a rare opportunity to acquire an investment / development property in a prime position, on the promenade in Morecambe.

This property includes a ground floor cafe currently let at £1100 per calendar month with a tenant on the residue of a 10 year lease and three potential vacant flats above. Occupying a commanding position on the Central Promenade overlooking the Eric Morecambe Garden and Morecambe Bay with stunning views across the bay to the Lakeland Hills.

Tenure

Freehold

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.

Services

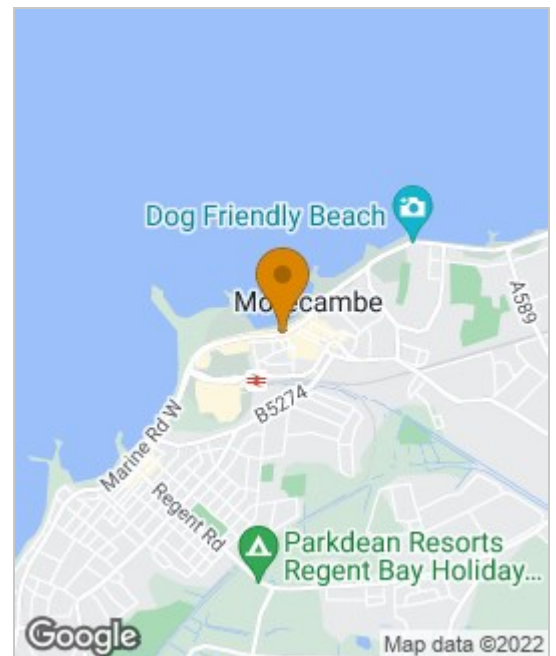
All connected

EPC

Ground Floor Cafe EPC C (59)

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	