



**FISHER
WRATHALL**
COMMERCIAL



30/32 Claremont Road, Morecambe, LA4 4HL
£225,000



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£225,000



Location

Town Centre Commercial Premises in a popular and convenient location off Regent Road within short walking distance of the promenade and seafront.

Description

Double Unit Town Centre Commercial Premises, well appointed, offering great potential for a number of different users subject to any necessary planning permission.

Formerly a childrens nursery and only recently closed, so now vacant, the spacious ground floor interlocks between numbers 30 and 32.

Number 30 also has a staircase leading to further former nursery accommodation on the first and second floors.

Number 32 upper parts, numbered 32a, are used as a self contained maisonette, let off separately and separately accessed from a rear external staircase.

Overall extensive accommodation.

Accommodation for number 30

Ground Floor

Nursery Reception

27'5" x 9'8" (8.364 x 2.947)

Plus recess, front reception area approached through Upvc double glazed front entrance door, double glazed front windows, radiator, side inner hallway with staircase leading off to upper parts, radiator.

Store Room

12'5" x 5'9" (3.795 x 1.767)

Plus recess, Upvc double glazed rear window, gas boiler, radiator.

Toilets

Rear Entrance Area

Upvc double glazed rear entrance door.

First Floor

Kitchen

8'0" x 6'6" (2.446 x 1.989)

Sink unit, range of fitted units, hob, built under oven, gas boiler, Upvc double glazed rear window, radiator.

Toilet

Wash basin, toilet.

Nursery / Store Room

13'1" x 12'1" (3.993 x 3.690)

Plus Upvc double glazed front bay window plus deep recess 3.627m x 2.247m (about 11'11" x 7'4") with Upvc double glazed rear window, radiators.

Second Floor

Nursery / Store Room

13'1" x 12'4" (3.993 x 3.766)

Plus deep recess 3.671m x 2.246m (about 12' x 7'4") including useful fitted store cupboards, Upvc double glazed front, side and rear windows, radiators.

Store Room

11'4" x 8'1" (3.460 x 2.483)

Upvc double glazed rear window, radiator.

Accommodation for number 32

Ground Floor

Main Nursery

27'7" x 13'8" (8.420 x 4.190)

Plus deep recess 4.250m x 1.645m (about 13'11" x 5'4") approached through the nursery reception area, corner kitchen area with sink unit, fitted units, integrated dishwasher and integrated fridge, double glazed front window, radiators.

Exercise Room

10'6" x 7'9" (3.202 x 2.383)

Internal room.

Toilet

Upvc double glazed side window.

Rear Extension

13'0" x 7'9" (3.963 x 2.370)

Upvc double glazed side window and sliding patio door to the outside play area.

Rear External Staircase

Which leads to the self contained first and second floor flat, currently rented out.

Self Contained Maisonette number 32a

There is in addition a 2/3 bedroomed self contained maisonette over 2 floors plus a further loft room approached from the rear external staircase which is currently let and occupied on a tenancy organised through another agent. The current rent payable is on a guaranteed payment plan to the present landlord of £400 per calendar month.

Fisher Wrathall Commercial have been unable to inspect this flat due to the tenancy agreement. A separate floor plan layout of the maisonette can be made available on request.

Exterior

Rear Yard Area

Enclosed rear yard area which has been laid out as a children's play area.

Services

All mains services available.

Rateable Value

The current Rateable Value for 30-32 Claremont Road is £4,150. The current Council Tax band for 32a Claremont Road is band A.

VAT

We understand the property sale is not subject to VAT.

EPC

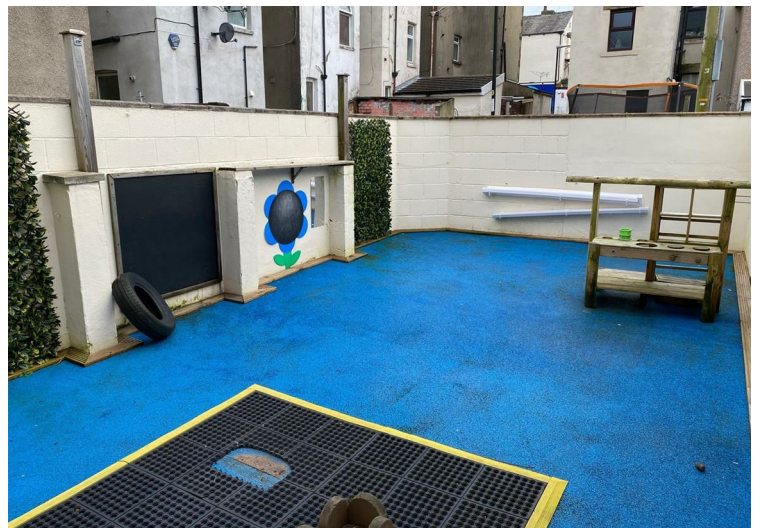
Current EPC rating for number 30 - D.

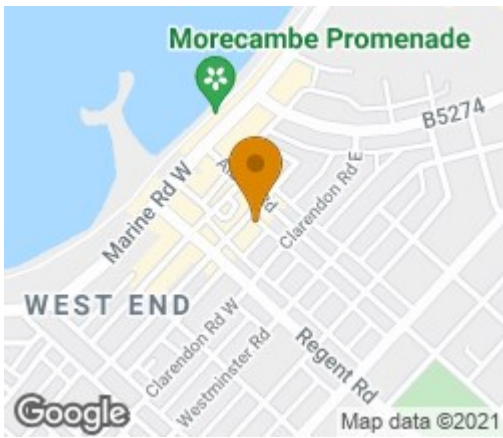
Current EPC rating for number 32a - E.

Viewing Arrangements

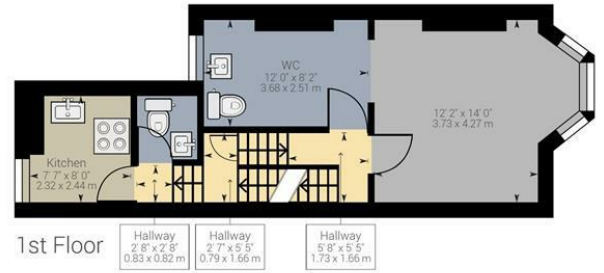
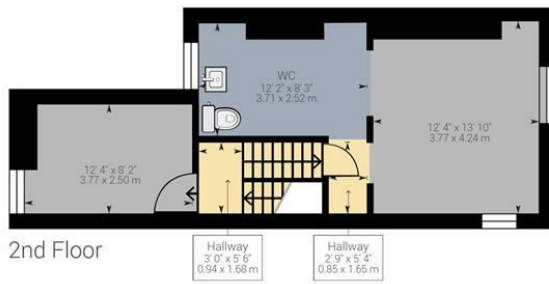
Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

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	



Approximate net internal area: 2093.53 ft² / 194.49 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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