



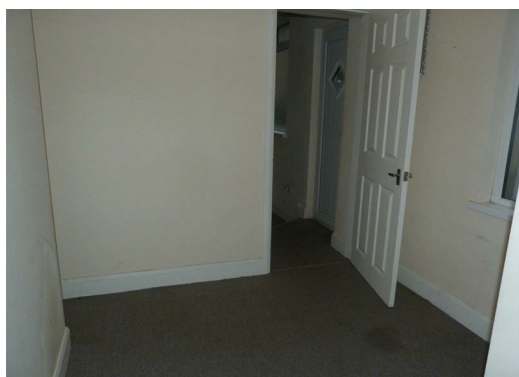
**FISHER  
WRATHALL**  
COMMERCIAL



**32b Albert Road, Morecambe, LA4 4HF**

**£500 Per Month**

TO LET -A spacious lock up shop with a retail area of 22.1m to the front and a 2nd room/office of 8.5m to the rear. There is a kitchen/staff area and cloakroom along with cellar giving a total floor space of 39.1sq m or 420.86sq ft



## Location

Situated part way along Albert Road in the busy West End of Morecambe. Albert Road offers a wide selection of retail and residential property. It is a thriving shopping area for the surrounding community and for day visitors and holiday makers alike. Offering everything from bric-a-brac to Fish and Chips. It is a short walk to the promenade where the floral gardens and views across Morecambe Bay to the Lakeland Fells can be enjoyed.

## Description

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## VAT

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

## Business Rates

The ingoing tenant to be responsible for the rates liability.

## EPC

'E'Rating

## Viewing

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](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.