



**FISHER  
WRATHALL**  
COMMERCIAL



**135 / 135A Euston Road, Morecambe, LA4 5LF**

**Asking Price £149,950**

INVESTMENT SALE - part Commercial and part Residential. Prominent corner premises close to Morecambe centre offering a fully let investment with commercial on the ground floor and residential on the floors above. Current annual gross income £14,400.

## Location

The subject property is situated in a prominent corner position on Euston Road close to Morecambe centre.

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 area benefits from the completion of the new M6 Link Road, The Bay Gateway and the regeneration of Morecambe seafront. Progress of the proposed Eden Project North is eagerly awaited.

## Description

Substantial 3 storey property plus basement and attic room situated in a prominent corner position fronting Euston Road with return frontage to King Street. Currently trading as a takeaway with residential accommodation above being sold as a fully let investment. Current annual gross income £14,400.

## Accommodation

### Ground Floor - 135 Euston Road

#### Corner Sales Shop

17'5" x 15'5" (5.333 x 4.703)

#### Preparation Room

10'6" x 11'4" (3.215 x 3.478)

#### Kitchen

9'6" x 13'10" (2.910 x 4.229)

#### Toilet

### Basement - 135 Euston Road

#### Store Room

10'5" x 10'3" (3.182 x 3.144)

#### Store Room

14'7" x 12'0" (4.460 x 3.680)

### Ground Floor - 135A Euston Road

#### Entrance Hall

With staircase leading off.

### First Floor - 135A Euston Road

#### Landing

With staircase leading off.

#### Lounge

11'8" x 13'1" (3.580 x 4.004)

Overall measurement into bay windows.

#### Kitchen

8'0" x 5'7" (2.451 x 1.722)

## Bedroom

11'10" x 11'1" (3.611 x 3.401)

## Room

Unable to inspect.

## Bathroom/w.c.

Bath with shower mixer tap, wash basin and toilet.

### Second Floor - 135A Euston Road

#### Landing

#### Lounge

11'6" x 10'11" (3.511 x 3.339)

Overall measurement into bay window.

#### Kitchen

9'10" x 7'5" (3.003 x 2.281)

#### Bedroom

11'9" x 10'2" (3.596 x 3.112)

#### Bedroom

9'4" x 6'11" (2.863 x 2.127)

#### Bathroom/w.c.

Bath with shower mixer tap, wash basin and toilet.

### Third Floor - 135A Euston Road

#### Attic Room

14'2" x 10'8" (4.323 x 3.260)

Not all full head height.

## Lease Terms

We are advised that the commercial unit numbered 135 is let £600 per calendar month.

We are advised that the residential units numbered 135A is also let at £600 per calendar month.

Current gross annual income is £1200 per calendar month which equates to £14,400 per annum.

## Services

Mains services available.

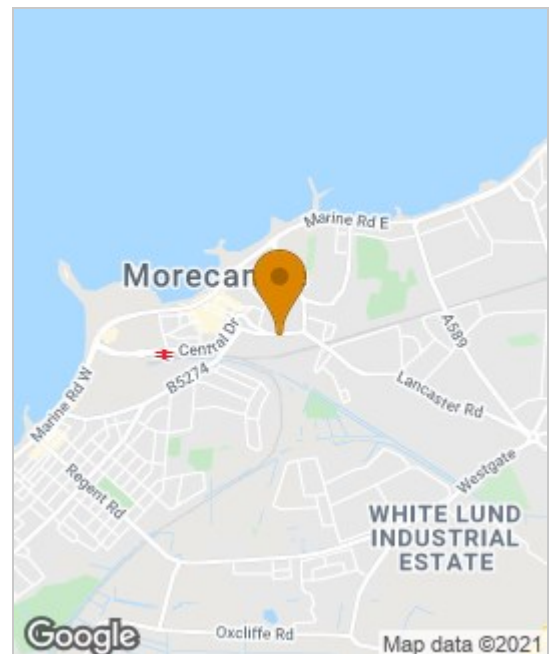
## Rateable Value & Council Tax

Rateable value of 135 Euston Road £2,750. Council tax band of 135A - now split as Flat 1 and Flat 2 both band 'A'.

## 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](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	

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