



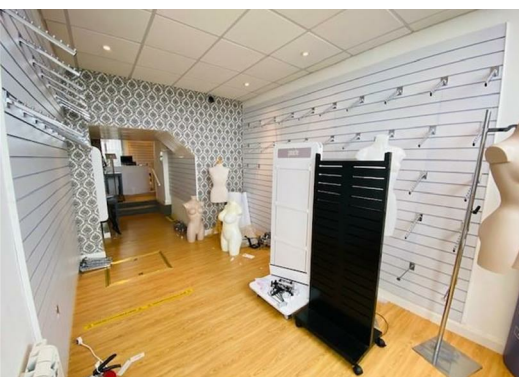
**FISHER  
WRATHALL**  
COMMERCIAL



**299 Marine Road Central, Morecambe, LA4 5BY**

**£7,800 Per Annum**

TO LET - Formerly The Bra Shop. Prominent seafront location close to the town centre. Lock-up ground floor shop unit, ideal for a niche retailer or similar subject to any necessary change of use. Early viewing recommended.



## Location

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications with The Bay Link Road leading to junction 34 of the M6 motorway. Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI). The subject property is situated on Marine Road with a wonderful aspect over Morecambe Bay and views beyond of the Lake District. The area awaits the outcome of the proposed Eden Project North.

## Description

Attractive lock-up ground floor retail unit situated in an extremely prominent position on Marine Road overlooking Morecambe seafront and the bay close to the town centre. Previously known as the Bra Shop the property is ideal for a niche retailer or similar user subject to any necessary change of use.

## Accommodation

### Front Sales Shop

15'11" x 9'0" (4.862 x 2.762)  
Overall measurement into Upvc double glazed front bay window plus deep recess 1.918m x 1.500m (about 6'3" x 4'11"), Upvc double glazed front entrance door, access to Basement storage.

### Rear Raised Sales Area/Fitting Room

12'8" x 11'4" (3.885 x 3.465)  
Plus recesses, fitting booths, Upvc double glazed rear window.

### Deep Rear Store Room

22'4" x 7'6" (6.815 x 2.309)  
Overall measurement, Upvc double glazed side windows and entrance door.

### Kitchenette

Fitted unit, rear entrance door.

### Toilet

Sink unit, water heater, toilet.

## Services

Mains electricity, water and drainage.

## Rateable Value

£4,350

## Lease Terms

Proposed lease terms - new 3 year lease with stepped rents starting first year at £650 per calendar month or £7,800 per annum, second year at £700 pcm or £8,400 pa and third year at £750 pcm or £9,000 pa.

## 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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