



**FISHER
WRATHALL**
COMMERCIAL



Browns Furnishers Lines Street, Morecambe, LA4 5ES
Guide Price £195,000



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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 Lines Street, at the bottom of Queen Street, adjacent to the town centre and all its amenities.

Description

Substantial 2 storey retail premises situated in a prominent location on the edge of the town centre at the bottom of Queen Street within easy walking distance of the promenade and all local amenities. Only available due to relocation. BUSINESS NOT AFFECTED.

Accommodation

Ground Floor

Main Shop Entrance

To the side off Lines Street.

Furnishings Sales Area

26'6" x 19'6" (8.08m x 5.94m)
Average overall measurement.

Furnishings Sales Area

12'2" x 27'3" (3.720 x 8.327)
Average overall measurement.

Internal Store Area

11'10" x 14'8" (3.616 x 4.489)

Kitchenette

Toilet

Private Store Area

Furnishings Sales Area

41'3" x 40'1" (12.578 x 12.233)

Average overall measurement including staircase leading off to first floor and including central Reception Office.

Carpet Sales Area

21'5" x 49'9" (6.549 x 15.172)

Average overall measurement including partitioned toilet.

First Floor

Furnishings Sales Area

41'5" x 41'2" (12.629 x 12.571)

Average overall measurement.

Carpet Sales Area

21'7" x 50'6" (6.588 x 15.403)

Average overall measurement.

Services

Mains services available.

Rateable Value

£16,750.

Additional Information

Not actually part of this sale because they are under separate ownership but could be made available at extra cost, are 2 self contained flats which are above and adjoining this building on offer. The purchase in addition of these 2 flats would improve the shape of the ownership and generate a block ownership.

Plans are also available to show the overall layout of the building.


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 	

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