



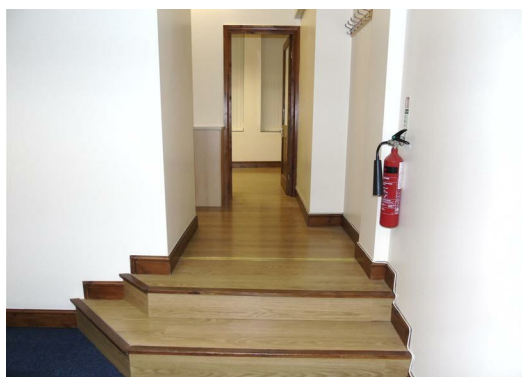
**FISHER
WRATHALL**
COMMERCIAL



58 Marine Road West, Morecambe, LA4 4ET

£5,700 Per Annum

TO LET- A lock up shop on Morecambe promenade. Recently refurbished and decorated throughout. Offering a spacious retail/office area to the front, with a separate office, kitchen and cloakroom to the rear. AVAILABLE NOW.



Location

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 property is situated on Marine Road with wonderful views over Morecambe Bay. The area benefits from the completion of the new M6 Link Road and the regeneration of Morecambe seafront.

Description

A mid terrace lock up shop/office. With a good size retail area to the front along with outside forecourt for parking. To the rear of the property, there is a kitchen, cloakroom and private office. Well maintained and recently decorated throughout the property is available from 1st August 2021.

Accommodation

Front office 7.9m x 4.24m = 33.5sq m
Kitchen 3.35m x 1.40m = 4.69sq m
Back office 3.67m x 2.52m = 9.24sq m
Cloak room
TOTAL =47.43sq m

Services

Mains water, electricity and drainage are all connected to the property.

Rating

Small business rates relief may be available speak to Lancaster City Council for details.

Tenure

Leasehold

Rent

£5,700pa

Lease

A new full repairing lease for a term to be agreed.

EPC

EPC tbc

Viewing

Strictly by appointment with Sole Agent
Fisher Wrathall Commercial
Please call 01524 69922 to arrange.



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	

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.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. info@fwcommercial.co.uk

www.fwcommercial.co.uk