



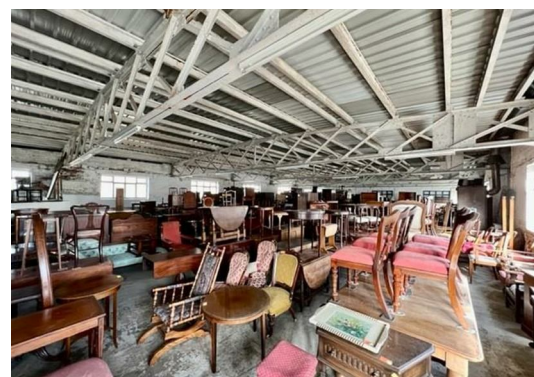
**FISHER
WRATHALL**
COMMERCIAL



Tyson's Antiques Clark Street, Morecambe, LA4 5HT

Price Guide £550,000

FOR SALE - Substantial and Iconic 2 storey Warehouse building currently used for the sale of antiques and previously used as a car showroom. Extremely spacious character building with inner car ramp offering overall, some 12,000 square feet or thereabouts. Great potential for other users subject to any necessary planning permission. Now offered for sale due to retirement. Viewing essential to fully appreciate its potential.



Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project North for which a planning application has been recently submitted.

Designed to take into account the ecology of the Bay, Eden Project North will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Description

Substantial Warehouse premises currently used for the storage and sale of antiques and has been for many years.

Prior use was as a car showroom.

Clark Street is situated in the Poulton area of Morecambe, very close to Marine Road and the seafront, actually backing onto premises overlooking Morecambe Bay.

Accommodation

2 storey premises. Extensive overall floor area of some 12,000 square feet or thereabouts.

Having previously been used as a car showroom there is an internal car ramp leading up to the first floor accommodation with street access on the ground floor.

Services

Mains electricity, water and drainage connected.

Rateable Value

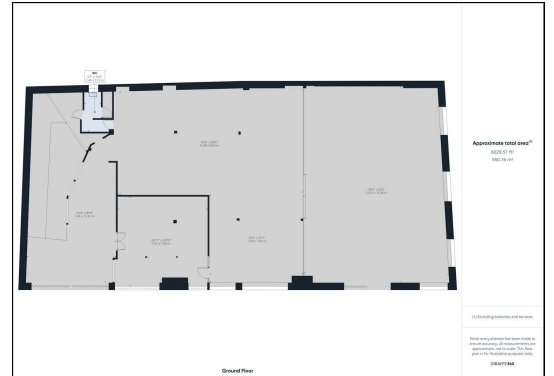
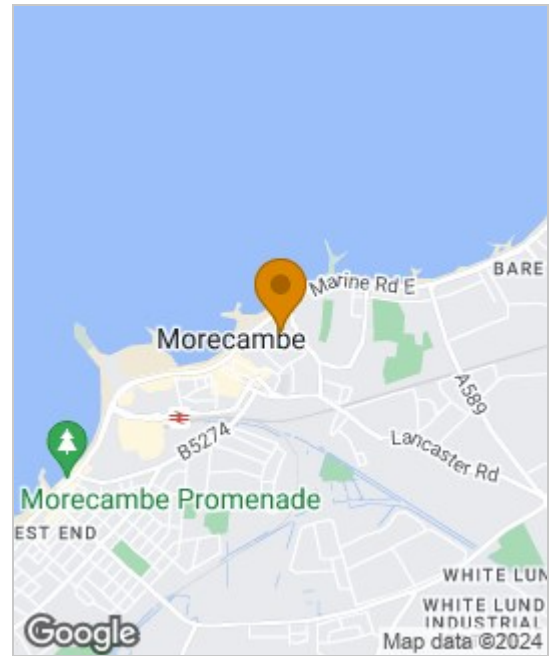
£14,750.

Tenure

Freehold premises being sold with vacant possession.

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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