



**FISHER
WRATHALL**
COMMERCIAL



Marine View, 327 Marine Road Central, Morecambe, LA4 5AA
£495,000



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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. The proposed Eden Project North will be in full view of the subject property.

Description

A substantial commercial property currently used as a hotel with some private living accommodation on Marine Road overlooking Morecambe seafront and Promenade, Excellent views to the front across Morecambe Bay towards the Lakeland Fells. The property benefits from rear access via the rear service road.

Much sought after location with the premises offering excellent potential. Viewing strongly advised to fully appreciate the overall size of the extended property and the front views.

Accommodation

Ground Floor

Entrance Vestibule

Entrance Hall

With spindled staircase leading off.

Front Sun Lounge

14'11" x 6'8" (4.560 x 2.054)

Excellent front views over Morecambe Bay.

Lounge

15'11" x 14'3" (4.866 x 4.361)

Plus bay window leading to the sun lounge, tiled fireplace.

Bar Lounge

13'4" x 13'3" (4.088 x 4.056)

Fitted Bar.

Dining Room

24'4" x 20'7" (7.421 x 6.287)

Maximum overall measurement including store room, access down to basement.

Breakfast Kitchen

23'8" x 12'9" (7.237 x 3.902)

Excellent size with good range of fitted units, sink unit, breakfast bar, gas range cooker, tiled flooring, tiled splashback, Upvc double glazed side window, rear staircase to living accommodation.

Utility Room

15'6" x 6'3" (4.725 x 1.924)

Sink unit, plumbing for washer, useful storage.

Bathroom/w.c.

10'6" x 5'8" (3.223 x 1.743)

Overall measurement, bath with shower over, tiled splashback, wash basin, separate toilet, Upvc double glazed rear window.

Basement

Very useful storage.

Store Room

16'5" x 12'9" (5.016 x 3.888)

Store Room

13'6" x 7'1" (4.117 x 2.181)

Store Room

13'6" x 8'7" (4.132 x 2.618)

Store Room

12'1" x 5'4" (3.693 x 1.647)

First Floor

Galleried Landing

With staircase leading off.

Bedroom 8

11'10" x 6'4" (3.626 x 1.937)

Single front bedroom with excellent views over Morecambe Bay, Upvc double glazed front window.

Bedroom 7

16'1" x 13'3" (4.913 x 4.060)

Maximum overall measurement into Upvc double glazed front bay window with excellent views over Morecambe Bay and including En suite Showerroom/w.c. with shower cubicle, wash basin and toilet, front double bedroom.

Bedroom 4

13'4" x 13'2" (4.066 x 4.028)

Maximum overall measurement including En suite Showerroom/w.c. with shower cubicle, wash basin and toilet, Upvc double glazed rear window, rear double bedroom.

Separate Toilets

Bedroom 3

9'4" x 9'3" (2.852 x 2.825)

Side double bedroom, Upvc double glazed side window, currently used as part of private living accommodation.

Bedroom 2

9'3" x 9'0" (2.826 x 2.767)

Side double bedroom, Upvc double glazed side window, currently used as part of private living accommodation.

Bedroom 1

12'11" x 9'5" (3.962 x 2.882)

Side double bedroom, Upvc double glazed side window, currently used as part of private living accommodation .

Lounge

19'11" x 13'11" (6.075 x 4.266)

Maximum measurement, Upvc double glazed side and rear windows, currently used as part of private living accommodation .

Galleried Landing

With staircase leading to Attic.

Bedroom 17

12'8" x 7'10" (3.885 x 2.400)

Double front bedroom currently with a single bed, Upvc double glazed front window with excellent views over Morecambe Bay, plus recessed wardrobe.

Bedroom 16

16'1" x 11'10" (4.903 x 3.628)

Maximum overall measurement into Upvc double glazed front bay window with excellent views over Morecambe Bay and including En suite Showerroom/w.c. with shower cubicle, wash basin and toilet, front double bedroom.

Bedroom 12

13'4" x 13'2" (4.066 x 4.028)

Maximum overall measurement including En suite Showerroom/w.c. with shower cubicle, wash basin and toilet, Upvc double glazed rear window, rear double bedroom.

Separate Toilets

Bedroom 11

9'10" x 9'1" (3.001 x 2.786)

Side double bedroom, Upvc double glazed side window.

Bedroom 10

9'2" x 9'2" (2.810 x 2.813)

Side double bedroom, Upvc double glazed side window.

Bedroom 9

10'2" x 8'10" (3.103 x 2.716)

Side double bedroom, Upvc double glazed side window.

Store Room

10'7" x 6'11" (3.230 x 2.132)

Access to fire door.

Bedroom 20

9'7" x 5'7" (2.943 x 1.704)

Plus recess, single rear bedroom, Upvc double glazed rear window.

Bedroom 21

15'11" x 6'2" (4.862 x 1.893)

Plus recess, single rear bedroom, Upvc double glazed rear window.

Separate Shower

Attic Room

16'10" x 8'5" (5.145 x 2.573)

Minimum measurement plus recess.

Exterior

Front Garden

Raised front garden area with steps up to the front door.

Rear Garden

Enclosed rear garden currently used as a play area together with Washhouse and Garage accessed from the rear service road.

Services

All mains service connected.

Rateable Value

£4,600.

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

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Floor 2 Building 1</p>	<p>Approximate total area⁽¹⁾ 3664.44 ft² 340.44 m²</p> <p>Reduced headroom 11.45 ft² 1.06 m²</p>
 <p>Floor 3 Building 1</p>	 <p>Floor 4 Building 1</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

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