



**FISHER
WRATHALL**
COMMERCIAL

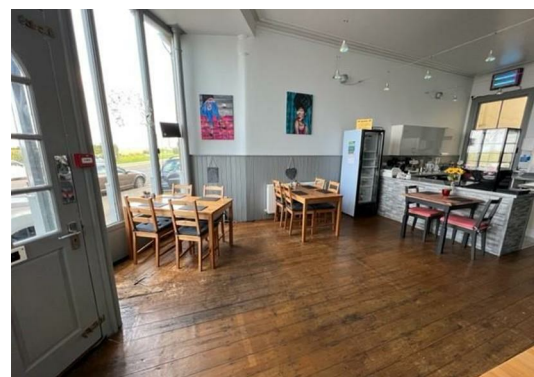


Bellas Bistro, 19 Marine Road West, Morecambe, LA3 1BU

£670 Per Month

TO LET - VACANT PROPERTY - PRIME SEA FRONT location, overlooking the stunning Morecambe Bay, with views over to the Lake District and beyond.

We are pleased to present this fantastic opportunity to acquire this charming café/restaurant premises, taking full advantage of the passing trade on Morecambe Promenade. Within short walking distance of the proposed Eden Project Morecambe.



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 Morecambe for which a planning application has been recently submitted and some funding approved.

Designed to take into account the ecology of the Bay, Eden Project Morecambe 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

Real character cafe premises, prominently situated, offering great potential for a new business owner. Ideal as a cafe or bistro business. Spacious cafe area with good sized basement kitchen and preparation area.

Realistic asking price to achieve a quick sale in time for the holiday season. Lock-up leasehold cafe business.

Viewing strongly recommended.

Accommodation

Ground Floor

36'8" x 18'4" (11.2 x 5.6)
Double fronted café with original features with serving area for hot drinks and cold food providing covers for some 20 covers, with potential for a further 10 covers outside the front of the property.

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.

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Basement

32'9" x 17'0" (10 x 5.2)
large fitted kitchen, stainless steel worktops and units, electric oven and appliances.

Toilet

located in the basement, comprises of wc and wash hand basin.

Store Room

Small store room in the basement providing access to the rear exit.

Services

All mains services connected with gas heating.

Lease

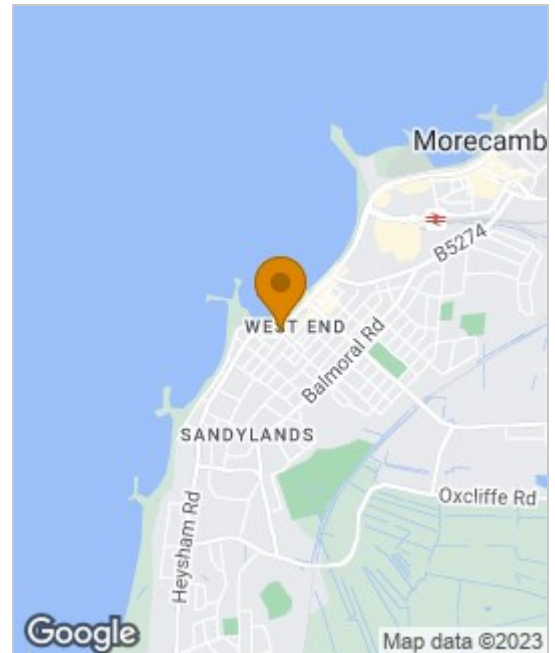
New lease to be agreed

Rateable Value

£3050 as of April 2023

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	