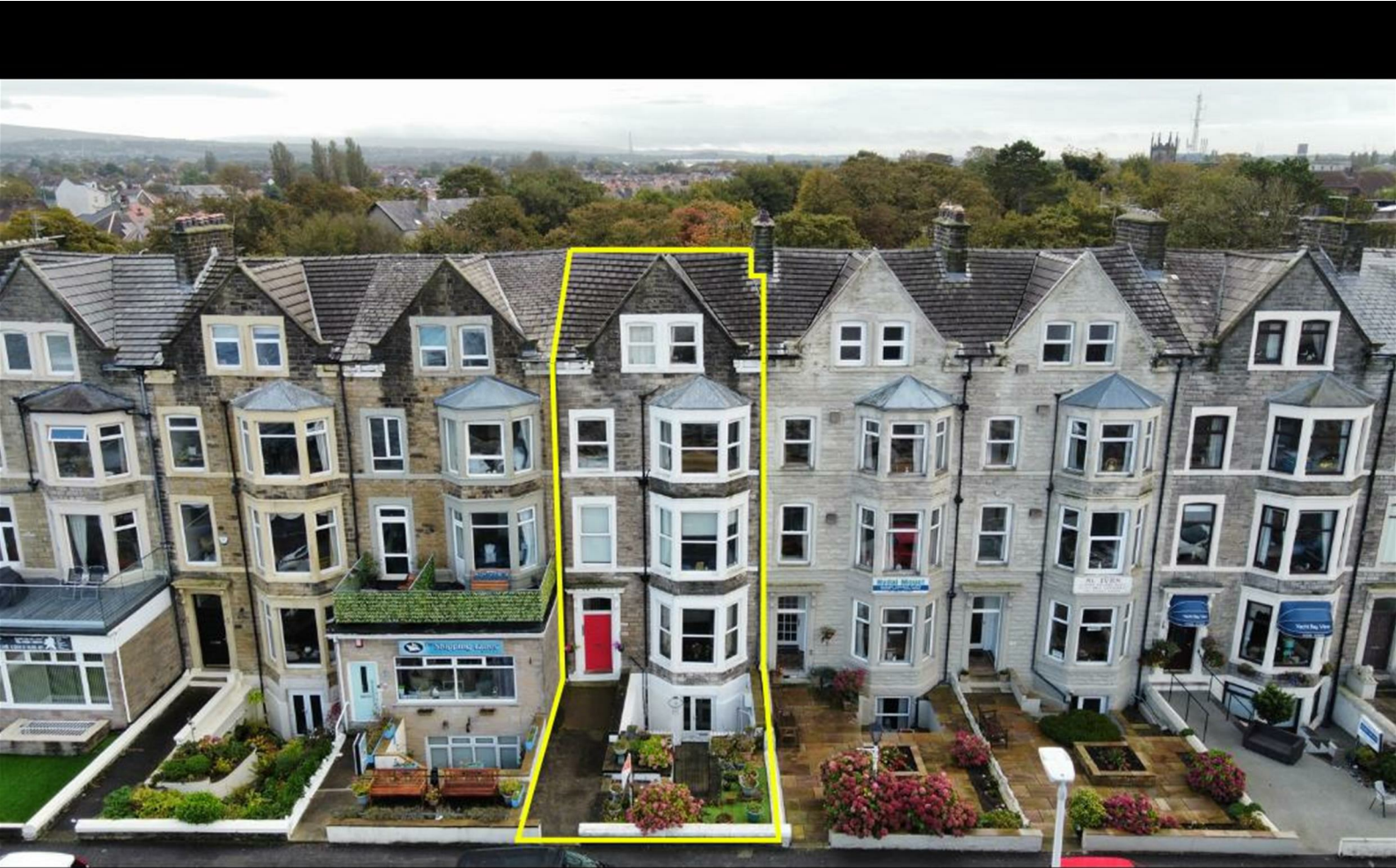




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## **362 Marine Road East, Morecambe, LA4 5AQ** **Auction Guide £300,000**

FOR SALE - Prime Location Morecambe Sea Front. Investment property.

Block of 5 Flats, all fully let, with superb views across Morecambe Bay to the Lakeland Fells beyond.

Present income some £27,078 per annum. Rear yard area and parking space.

Viewing absolutely essential to fully appreciate the location, potential and views.



## 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 submitted and approved but awaits satisfactory funding.

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

Traditional substantial 5 storey mid terraced residence in prime sea front location close to the iconic town hall.

The property has been split into 5 flats for a number of years, all fully let which provide an annual income.

Excellent open marine views to the front. Ideal Investment property in a much sought after location.

## Accommodation

### Basement - Flat 1

#### Private Front Entrance Porch

Upvc double glazed front entrance door.

#### Lounge

13'7" x 11'7" (4.150 x 3.555)  
Radiator.

#### Separate Room

13'6" x 6'9" (4.122 x 2.073)  
Presently used as a bedroom with no external window.

#### Inner Hall

With storage areas, radiator.

#### Bedroom

12'7" x 12'2" (3.850 x 3.709)  
Radiator.

#### Dining Room

10'1" x 9'11" (3.086 x 3.045)  
Upvc double glazed rear entrance door, radiator.

#### Kitchen

9'9" x 7'1" (2.973 x 2.178)  
Sink unit, fitted units, Upvc double glazed window.

#### Play Room

12'5" x 7'5" (3.804 x 2.281)  
Upvc double glazed window, radiator.

#### Showerroom/w.c.

7'2" x 6'6" (2.186 x 1.999)  
Step in shower, wash basin, toilet, gas boiler, Upvc double glazed window, radiator.

### Rear Yard Area with Car Parking

### Ground Floor

#### Communal Entrance Vestibule

#### Communal Entrance Hall

With staircase leading off.

### Ground Floor - Flat 2

#### Private Entrance Hall

#### Lounge

14'11" x 13'10" (4.559 x 4.222)  
Plus deep Upvc double glazed front bay window with views, storage heater.

#### Dining Kitchen

13'2" x 12'10" (4.030 x 3.925)  
Maximum overall measurement into recess and incorporating showerroom, sink unit, fitted units, Upvc double glazed rear entrance door onto balcony.

#### Showerroom/w.c.

Step in shower, wash basin, toilet.

#### Bedroom

10'5" x 10'3" (3.185 x 3.132)  
Upvc double glazed rear window, storage heater.

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.

## First Floor

### Store Room

10'3" x 7'4" (3.125 x 2.243)  
Landlord's store room including step in shower, wash basin, toilet.

### First Floor - Flat 3

#### Private Entrance Hall

#### Lounge

15'3" x 10'11" (4.649 x 3.341)  
Plus deep Upvc double glazed front bay window with excellent views, storage heater.

#### Dining Kitchen

13'3" x 12'0" (4.064 x 3.679)  
Maximum overall measurement into recess and incorporating showerroom, sink unit, fitted units, Upvc double glazed rear window, storage heater.

#### Showerroom/w.c.

Step in shower, wash basin, toilet.

#### Bedroom

11'11" x 7'9" (3.639 x 2.376)  
Plus recess with built in wardrobe, Upvc double glazed front window with views.

### Second Floor - Flat 4

Landing with stairs off to third floor, Upvc double glazed rear window.

#### Private Entrance Hall

#### Lounge

15'3" x 11'1" (4.649 x 3.389)  
Plus deep Upvc double glazed front bay window with excellent views, storage heater.

#### Dining Kitchen

12'11" x 8'5" (3.945 x 2.571)  
Sink unit, fitted units, Upvc double glazed rear window, storage heater.

#### Showerroom/w.c.

Step in shower, wash basin, toilet, heated towel rail.

#### Bedroom

11'8" x 7'6" (3.581 x 2.311)  
Upvc double glazed front window with views, storage heater.

### Third Floor - Flat 5

Private staircase leading up to the third floor

### Landing

#### Lounge

15'0" x 9'4" (4.586 x 2.857)  
Upvc double glazed front window with views, storage heater.

#### Bedroom

11'8" x 9'4" (3.557 x 2.867)  
Upvc double glazed front window with views, storage heater.

#### Dining Kitchen

12'9" x 12'3" (3.904 x 3.739)  
Sink unit, fitted units, Velux double glazed skylight, storage heater.

#### Showerroom/w.c.

Step in shower, wash basin, toilet, heated towel rail.

### Exterior

Front Garden area. Rear Yard area with some car parking.

### Services

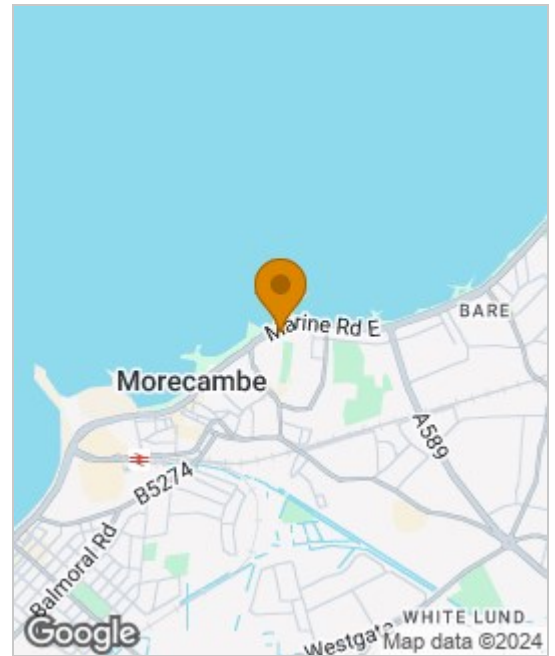
Mains services connected. All flats electric apart from the basement flat which has gas central heating.

### Income

We are advised that the current income is £27,078 per annum.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

82 Penny Street, Lancaster, Lancashire, LA1 1XN

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