



**FISHER  
WRATHALL**  
COMMERCIAL



## **Recycling Yard White Lund Avenue, Morecambe, LA3 3ED Offers In The Region Of £950,000**

FOR SALE - SUBSTANTIAL YARD currently used for the sale of recycling materials but ideal for industrial use as surrounded by such property, subject to any necessary planning permission.

Overall site area some 2.06 acres or thereabouts. Very deceptive site area.

Viewing essential to fully appreciate its overall potential.

## Location

The yard is situated on the edge of White Lund Industrial Estate.

Set behind the new industrial units recently completed off Mellishaw Lane, the yard is also surrounded by other industrial units and yards accessed off Whitegate.

## Description

A substantial yard used for the sale of recycled materials offering excellent potential for industrial use subject to any necessary planning permission.

## Site Area

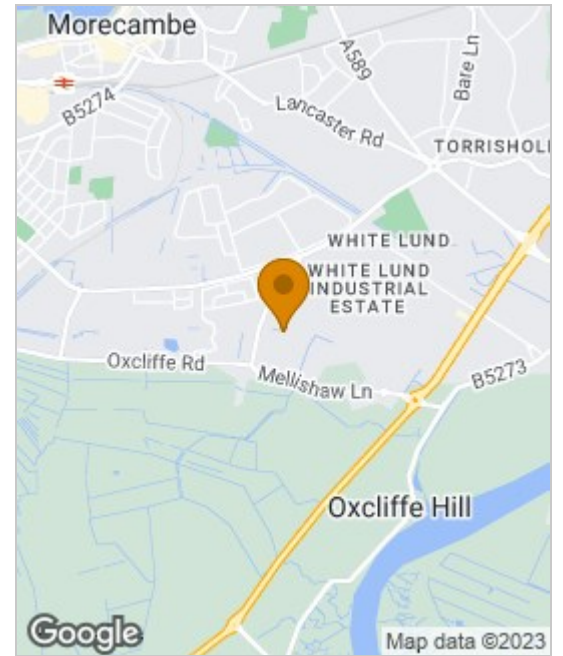
The Yard has an overall site area of some 2.06 acres or thereabouts.

## Access

Access to the site is off White Lund Avenue with the yard situated right at the end.

## 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](mailto: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	

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