



**FISHER
WRATHALL**
COMMERCIAL

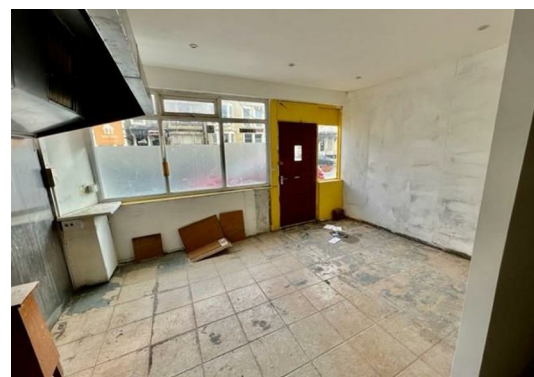
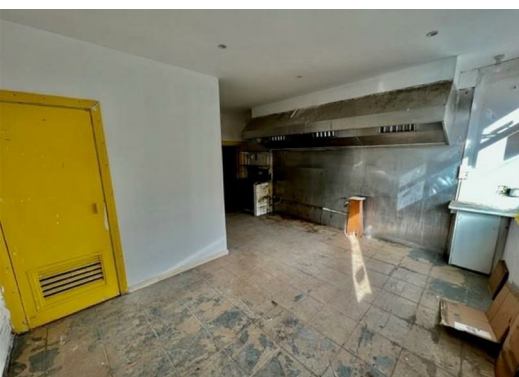


Happy View, 34 Heysham Road, Morecambe, LA3 1DQ £380 Per Calendar Month

TO LET - Former Happy View Takeaway.

Prominently situated on Heysham Road near The Battery and Promenade, former takeaway premises requiring some refurbishment. Ideal location for a takeaway.

Realistic rent requested. Viewing recommended.



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 some funding has recently been granted. 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

Single storey premises previously used as a Chinese takeaway which is not currently trading situated in a very prominent position near The Battery and Tesco Express.

Kiosk type of takeaway. Used to trade very well therefore good potential. Requires refurbishment.

Accommodation

Front Entrance & Frying Area

14'7" x 9'8" (4.451 x 2.957)

Front Entrance and Reception Area.

Kitchen & Frying Area

14'9" x 6'4" (4.501 x 1.933)

Store Room

Toilet off

Services

Mains services available.

Rateable Value

£1,775.

Rent

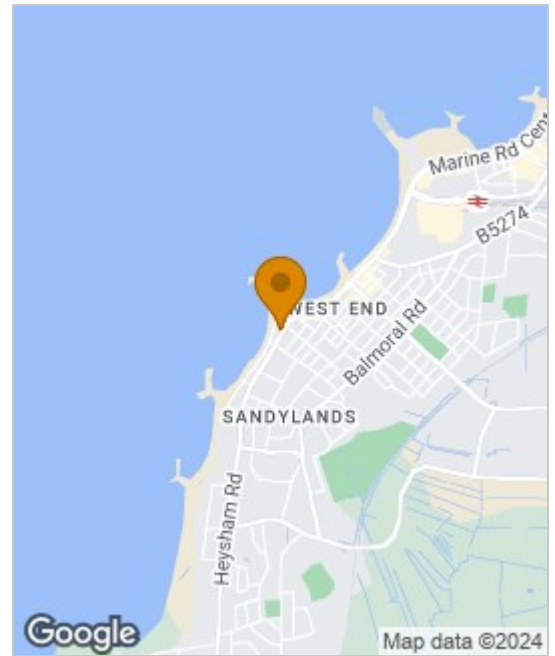
The landlord is quoting a realistic rent of £380 per calendar month to allow for some refurbishment.

Lease Terms

New lease terms to be agreed with the landlord.

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 | |

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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