



**FISHER  
WRATHALL**  
COMMERCIAL



## 15-21 West Street, Morecambe, LA3 1RB Offers In The Region Of £150,000

FOR SALE - Development Opportunity in Morecambe with 2 shops and 1 flat requiring full refurbishment.

Popular location off Marine Road near The Battery. A row of shops adjoin with verandas.

Interesting potential. Priced to sell. View recommended.





## Location

West Street is situated off Marine Road close to The Battery within short walking distance of the seafront.

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 submitted and some funding agreed with Central Government.

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. The proposed Eden Project Morecambe will not be far from the subject premises.

## Description

Former retail units plus a self contained flat above in full need of refurbishment.

The premises form part of a terrace with the adjoining units having verandas at the front.

Great potential to undertake a sensitive refurbishment.

## Accommodation for Shop

### Sales Shop

17'6" x 11'7" (5.352 x 3.536)

### Additional Room

14'5" x 11'7" (4.408 x 3.537)

With Toilet, stairs leading to first floor.

## First Floor Room

10'10" x 10'10" (3.315 x 3.305)

## Accommodation for Shop

### Sales Shop

17'0" x 11'5" (5.190 x 3.497)

With access through to additional room, cloaks/wc understairs.

### Additional Room

12'5" x 11'7" (3.795 x 3.535)

## Accommodation for Flat

### Entrance Door on the side.

With staircase leading off.

## First Floor

### Lounge

13'4" x 11'4" (4.086 x 3.475)

### Kitchen

10'8" x 8'6" (3.266 x 2.592)

### Bedroom

10'8" x 9'7" (3.270 x 2.931)

## Showerroom/wc

## Services

Mains water and electricity connected.

## Rateable Value & Council Tax

Rateable value currently £0 due to condition of the premises.

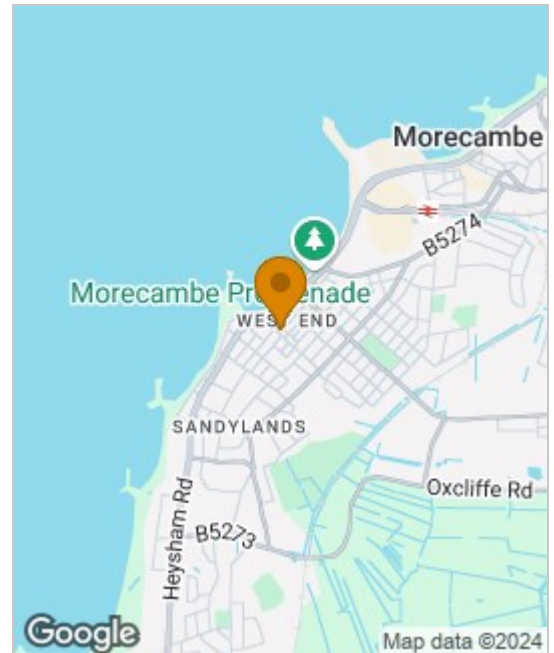
The council tax band for the flat is band A.

## Planning

Any enquiries about planning use should be directed to Lancaster City Council Planning Department.

## 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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