



**FISHER  
WRATHALL**  
COMMERCIAL



**33 Euston Road, Morecambe, LA4 5DF**

**Auction Guide £95,000**

FOR SALE - Commercial Shop unit within the pedestrianised area of Euston Road between The Arndale Centre and The Promenade.

Two floors above, previously offices but offering potential for residential use subject to any necessary planning permission. Separate access to the upper floors.

Ideal investment property. Priced to sell. Viewing essential.





## Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which a planning application has been submitted and funding agreed with Central Government. Designed to showcase 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 away from the subject premises.

This section of Euston Road is just off Marine Road, known as The Promenade and enjoys substantial views over Morecambe Bay.

## Description

Ground floor retail unit used as a hairdressers but previously used as a jewellers.

Separate access to the floors above, previously used as offices but now simply used for storage. Further potential to convert to residential accommodation subject to any necessary change in planning permission, if required.

The complete premises are now being offered with vacant possession due to retirement.

## Accommodation

### Ground Floor

Double Fronted as a former jeweller's with access to the shop and separate access to the upper floors.

## Sales Shop

22'6" x 9'11" (6.859 x 3.032)  
Plus recesses and shop front display, steps up to rear sales.

## Rear Sales

11'4" x 6'3" (3.460 x 1.917)

## Kitchen

11'7" x 10'0" (3.539 x 3.070)  
Steps down to Cellar area.

## Toilet

## Rear Access

To rear street.

## First Floor

## Landing

## Front Room

16'3" x 11'3" (4.955 x 3.443)  
Plus front bay window, good sized room.

## Rear Room

12'1" x 10'0" (3.688 x 3.052)

## Kitchenette

## Toilet

## Second Floor

## Landing

Access to third floor Loft Room offering ideal storage.

## Front Room

16'3" x 11'5" (4.963 x 3.485)  
Plus front bay window, good sized room.

## Middle Room

12'1" x 10'1" (3.701 x 3.077)

## Rear Room

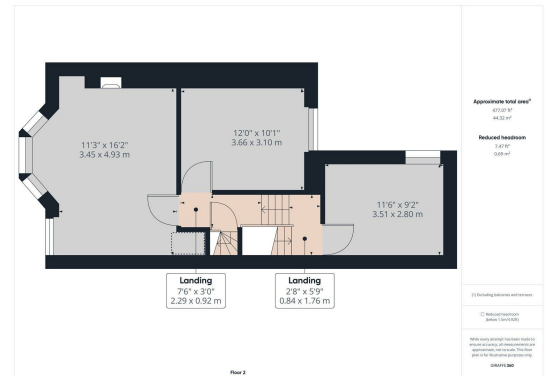
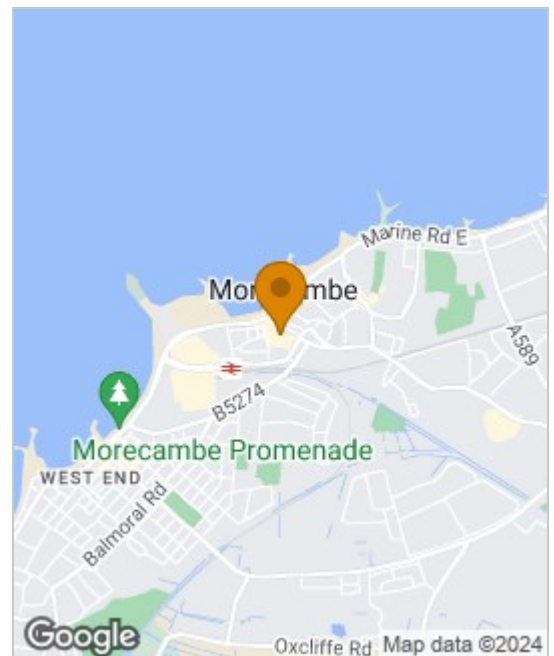
11'7" x 9'2" (3.533 x 2.798)

## Services

Mains water, electricity and drainage required.

## 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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