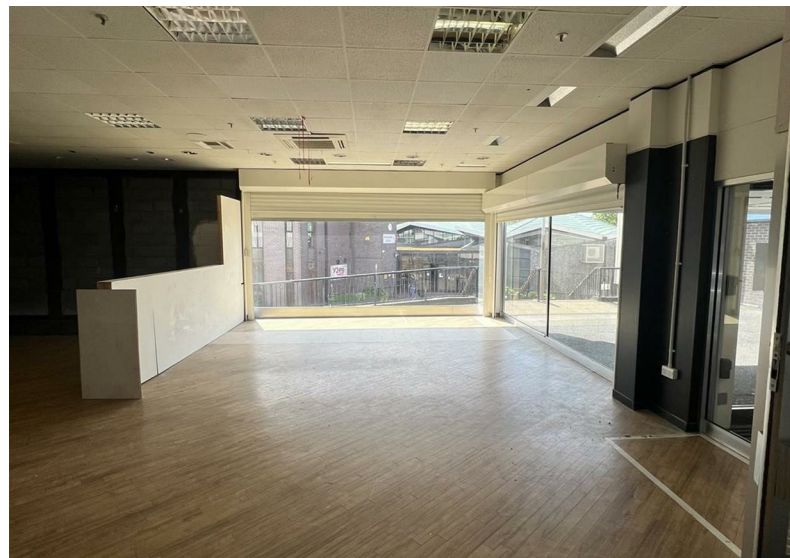




**FISHER
WRATHALL
COMMERCIAL**

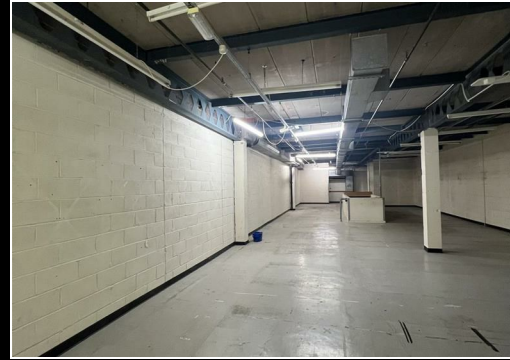
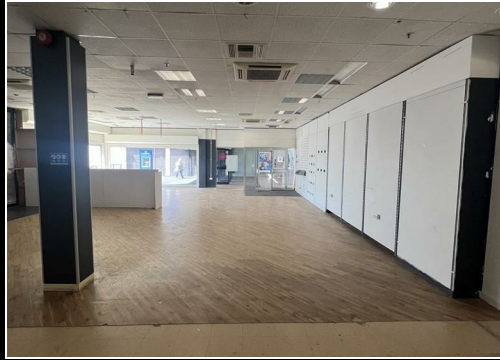


**Unit 4b Royalty Mall, Arndale Centre, Market Street, Morecambe,
LA4 5DH
£33,500 Per Annum**



Arndale Centre Market Street, Morecambe, LA4 5DH

£33,500 Per Annum



Location

The Arndale Shopping Centre and its adjacent Euston Road units are found right in the heart of Morecambe Town Centre. The light and spacious shopping centre provides for a comfortable year-round shopping experience thanks to the centres enclosed facilities.

The Centre benefits from several customer entrance points allowing for easy access and is located near to 3 car parks operated by the local authority. There are also spaces for 1-hour free stays located streetside on most major side streets around the Centre.

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

The central location of the Arndale Shopping Centre allows for its occupants and visitors to take full advantage of the public transport links operating within very close proximity to the Centre. The local railway station is some 7 minutes' walk away and the local bus services provide direct links to Lancaster and Lancaster University with additional connections running every 15-20 minutes to the likes of Keswick, Preston and Blackpool.

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 Arndale Shopping Centre.

Description

A purpose-built shopping centre housing a considerable number of staple name occupiers such as Boots, Iceland, Halifax, Greggs, Poundland, Poundstretcher, Subway, Burger King and

other well-known household names, with the scope for more occupiers.

The new landlord has only recently taken over the centre and is keen to open their doors to new occupiers and opportunities. Be a part of Morecambe's shopping experience!

Enquire about availability and arrange a viewing as soon as possible.

Accommodation

Unit 4b, strategically positioned inside the Arndale Centre next to the entrance adjacent to Morecambe Library, offers a substantial retail space for businesses seeking a prominent location. Covering an expansive area of approximately 6310 square feet, this unit stands out due to its size and strategic placement within the shopping center.

The unit is distinctively designed with numerous windows, both external and internal, providing excellent visibility and natural light that showcases the interior and its offerings to potential customers and passersby. This feature is especially beneficial for retail businesses that depend on visual merchandising to attract customers.

In addition to the visual appeal, Unit 4b offers substantial logistical advantages. It includes extensive storage capabilities, a goods lift for easy movement of stock, and rear access available 24 hours a day, enhancing operational efficiency and flexibility. This setup essentially offers the utility of a warehouse within the confines of the Arndale Centre, opening up limitless possibilities for usage ranging from high-volume retail operations to specialty stores requiring ample space for inventory.

This combination of high visibility, extensive space, and enhanced accessibility makes Unit 4b an exceptional opportunity for businesses aiming to establish a significant presence in Morecambe's bustling shopping environment.

Additional storage facilities located within the Arndale upper floor storage units can be acquired for an additional fee.

VAT & Service Charge

The property is registered for VAT, so VAT will be applicable to outgoing, quoted rent is exclusive of VAT. A Service Charge and a Fair Portion of insurance will also be payable.

Business Rates

To be advised.

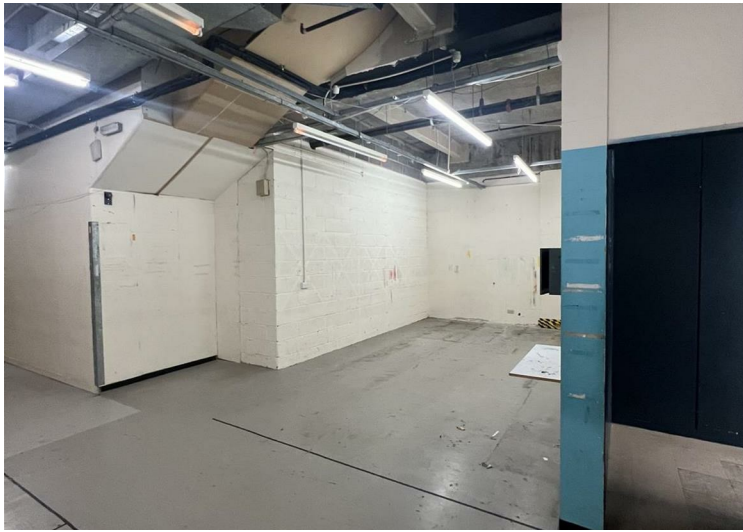
EPC

EPC's are available upon request.


Viewing Arrangements

Strictly by appointment with the SOLE AGENT 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.