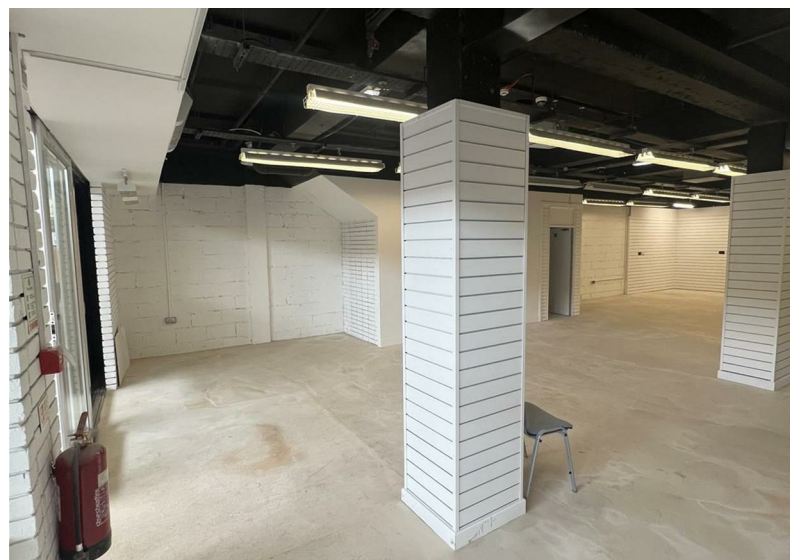




**FISHER
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**Unit 23-25 Royalty Mall, Arndale Shopping Centre, Market Street,
Morecambe, LA4 5DH
£20,000 Per Annum**



Arndale Shopping Centre Market Street, Morecambe, LA4 5DH

£20,000 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 23-25, situated inside the Arndale Centre directly opposite BonMarché, offers a prominent retail space, extending across approximately 1530 square feet. This unit features a unique layout that provides an excellent retail floor space, adaptable for a variety of business uses, from traditional retail to specialised services.

The unit's design maximises its potential with a multifunctional main floor that caters to diverse customer interactions and display configurations. It also boasts great window frontage, which enhances the visibility of products and promotions to the passing foot traffic, drawing in customers with its inviting appearance.

Adding to its appeal, Unit 23-25 includes a small upstairs area, which offers additional storage space — a valuable asset for inventory management. This upper level also houses private facilities, including a toilet and a kitchen, which contribute to the convenience and comfort of staff operations within the unit.

Overall, the combination of strategic location, unique and versatile layout, and comprehensive amenities makes Unit 23-25 an attractive option for businesses looking to establish or expand their presence in a bustling shopping centre environment. This unit promises to support and enhance business operations with its thoughtful design and excellent location within the Arndale Centre.

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.

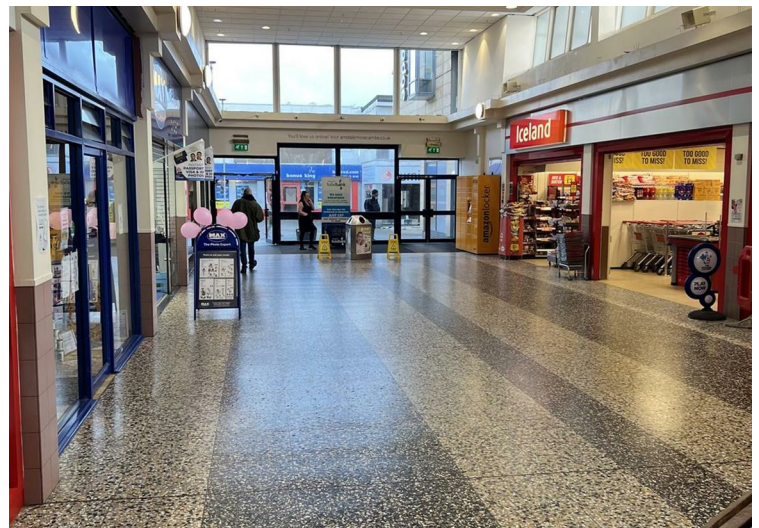
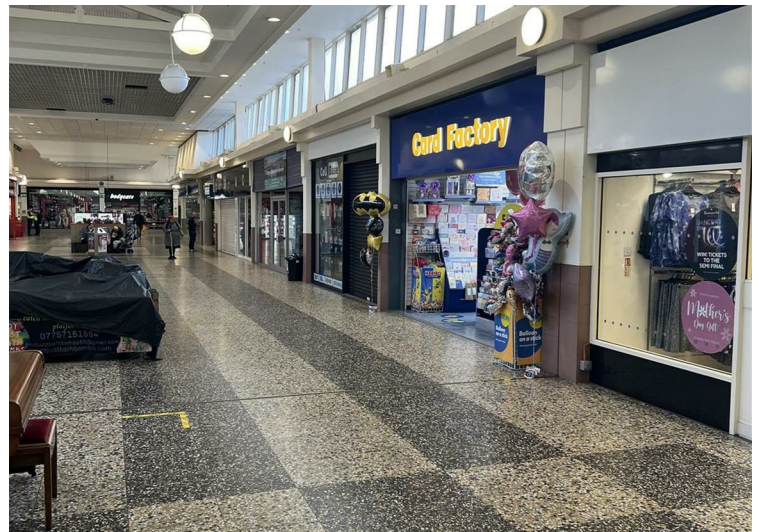
EPC

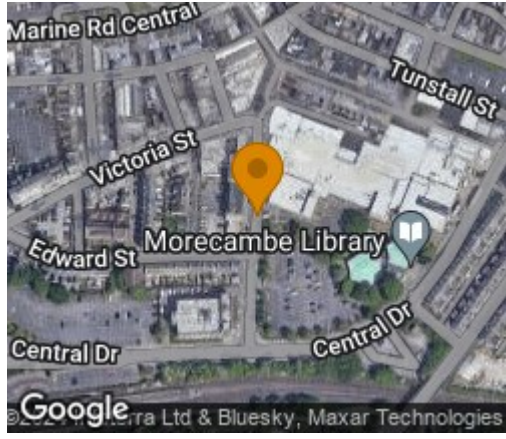
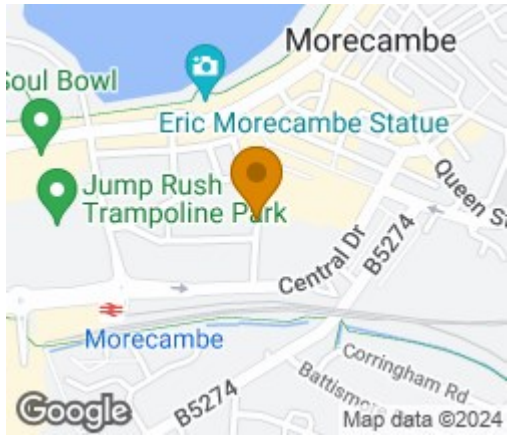
EPC's are available upon request.


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 	

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