



**FISHER
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329-330 Marine Road Central, Morecambe, LA4 5AA
Offers In The Region Of £595,000



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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 Marine Road enjoys significant views over Morecambe Bay.

Description

The subject premises form part of the former Belle Vue Hotel which has been split into two and this section is the right hand double half. Still substantial in size with some 20 bedrooms.

In need of refurbishment the vendors have secured planning permission for redevelopment of the premises into 9 holiday apartments under application number 22/01462/FUL. There is also the major benefit of some off street parking to the rear accessed by Eidsforth Road.

Accommodation

Ground Floor

Front Entrance

Inner Hall

With staircase leading off.

Ladies & Gents Toilets

Entertaining Room

39'9" x 20'0" (12.133 x 6.108)

Maximum overall measurement with views to the front over Morecambe Bay, open plan to further entertaining room.

Entertaining Room

40'8" x 13'0" (12.398 x 3.968)

Maximum overall measurement with views to the front over Morecambe Bay.

Ante Room

14'6" x 11'10" (4.423 x 3.626)

Archway to:

Ante Room

18'10" x 6'2" (5.752 x 1.905)

Overall measurement.

Kitchen

12'10" x 10'8" plus recess 12'2" x 7'11" (3.936 x 3.265 plus recess 3.712 x 2.415)

Utility Room / Bathroom

17'2" x 6'0" (5.255 x 1.843)

Freezer Room

13'1" x 11'10" (3.993 x 3.611)

First Floor

Landing

With staircase leading off.

Bathroom

Bedroom to the rear

11'5" x 9'2" (3.494 x 2.814)

Plus En Suite Showerroom/w.c.

Bedroom to the rear

12'10" x 9'1" (3.928 x 2.773)

Plus En Suite Showerroom/w.c.

Bedroom to the front

13'10" x 12'5" (4.231 x 3.802)

Maximum overall measurement into front bay window with excellent views over Morecambe Bay plus En Suite Showerroom/w.c.

Bedroom to the front

14'8" x 10'7" (4.476 x 3.231)

Maximum overall measurement into front bay window with excellent views over Morecambe Bay plus En Suite Showerroom/w.c.

Bedroom to the front

11'6" x 4'9" plus recess 5'7" x 3'5" (3.523 x 1.453 plus recess 1.714 x 1.062)

Excellent views over Morecambe Bay plus En Suite Cloakroom/w.c.

Bedroom to the rear

12'3" x 8'8" (3.756 x 2.658)

Plus En suite Bathroom/w.c.

Inner Landing

With second staircase leading off.

Bedroom to the middle

9'3" x 9'3" (2.834 x 2.820)

Plus En suite Bathroom/w.c.

Bedroom to the rear

12'10" x 10'2" (3.928 x 3.105)

Plus En suite Bathroom/w.c.

Second Floor

Landing

Bedroom to the rear

14'8" x 12'9" (4.495 x 3.904)

Plus En suite Bathroom/w.c.

Bedroom to the middle

10'5" x 9'1" (3.184 x 2.785)

Plus En suite Showerroom/w.c.

Bedroom to the rear

12'3" x 8'7" (3.750 x 2.639)

Plus En suite Bathroom/w.c.

Bedroom to the front

13'10" x 11'4" (4.236 x 3.457)

Maximum overall measurement into front bay window with excellent views over Morecambe Bay plus En Suite Bathroom/w.c.

Bedroom to the front

8'7" x 7'6" (2.640 x 2.301)

With front views plus En suite Showerroom/w.c.

Bedroom to the front

15'5" x 11'0" (4.721 x 3.374)

Maximum overall measurement into front bay window with excellent views over Morecambe Bay plus En Suite Showerroom/w.c.

Bedroom to the rear

12'10" x 9'4" (3.935 x 2.853)

Plus En suite Showerroom and separate w.c.

Bathroom/w.c.**Bedroom to the rear**

12'7" x 9'7" (3.847 x 2.945)

Plus En suite Showerroom/w.c.

Third Floor**Landing**

With staircase leading off.

Bedroom to the rear

12'9" x 10'0" (3.892 x 3.058)

Plus En suite Showerroom/w.c.

Bathroom/w.c.**Bedroom to the front**

9'4" x 6'5" (2.856 x 1.976)

With views to the front.

Bedroom to the front

12'1" x 9'3" (3.694 x 2.838)

With views to the front.

Bedroom to the rear

12'4" x 7'10" (3.779 x 2.405)

Plus En suite Bathroom/w.c.

Front Garden Area

Enjoying the front views.

Rear Car Parking Area & Large Outbuilding**Services**

All mains services available.

Planning

Planning permission was permitted on 14/03/2023.

Application summary - 22/01462/FUL


Relevant demolition of rear extensions and outbuilding and change of use from Hotel (C1) to 9 holiday apartments (sui generis), erection of a 4 storey rear extension, erection of bay window extensions to the front, creation of parking spaces to the rear, installation of new door opening to front and excavation at front to provide lower ground courtyard garden with path and steps. Decided Tuesday 14/03/2023.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

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