



**FISHER
WRATHALL**
COMMERCIAL

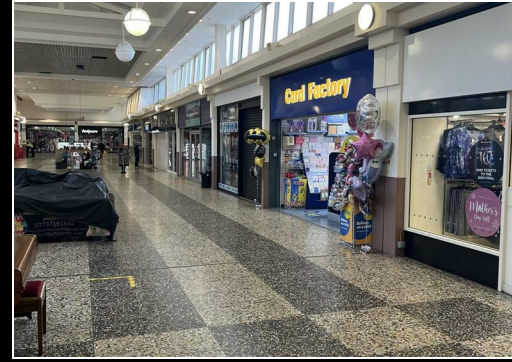


**Unit 21 Royalty Mall, Arndale Shopping Centre, Market Street,
Morecambe, LA4 5DH
£7,500 Per Annum**



Arndale Shopping Centre Market Street, Morecambe, LA4 5DH

£7,500 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 21, strategically positioned inside the Arndale Centre directly opposite The Card Factory, presents a compact yet functional retail space ideal for startup enterprises. This unit covers about 255 square feet, offering an efficient layout for various types of retail or service-oriented activities.

Perfect for new businesses seeking an entry into retail, Unit 21 provides essential features that accommodate ease of operations. It includes rear access for deliveries, crucial for maintaining stock levels and facilitating smooth operations outside of standard shopping centre hours, with the added benefit of 24-hour access. This is particularly useful for preparing the business day without constraints on timing, enhancing flexibility for the unit's occupants.

Moreover, Unit 21 benefits from access to shared toilet facilities located away from the main shopping floor of the Arndale, ensuring both convenience and a professional, clean environment for staff and customers alike.

Overall, the practical design and strategic placement of Unit 21 make it a compelling option for start-up and small businesses looking for an accessible and manageable space within a lively retail setting in Morecambe's 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 outgoings, quoted rent is exclusive of VAT. A Service Charge and a Fair Portion of insurance will also be payable.

12 Month Licence Option- "Get Your Feet Wet"

12 month licences are an alternative option; service charge, insurance and VAT all included within the quoted rental figure. 6 month licences available at 10% premium. One month deposit would be required for all units with these short term licences.

Unit 21 Royalty Mall - Inclusive Rent £8,500 Per Annum

Business Rates

To be advised.

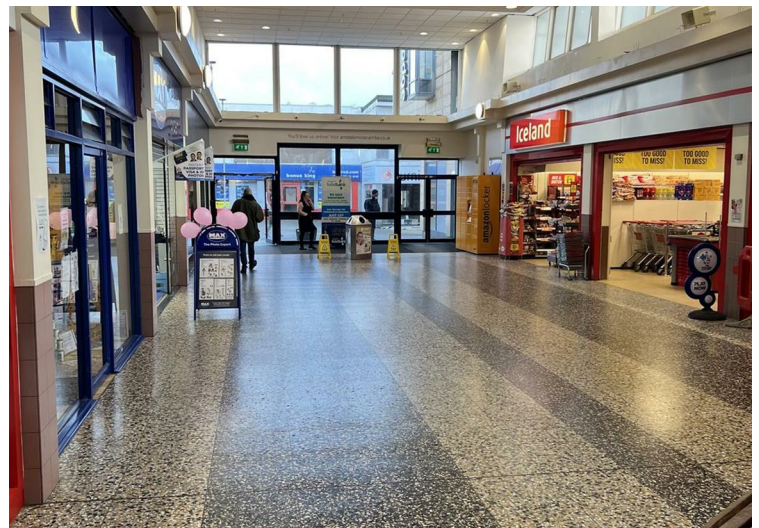
EPC

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.