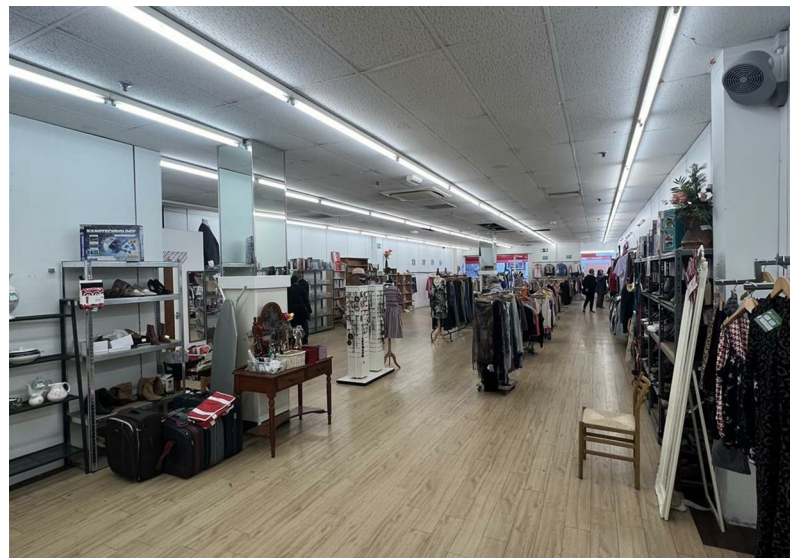




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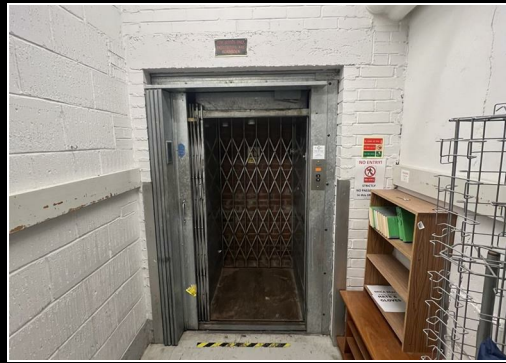


**Unit 2b Royalty Mall, Arndale Shopping Centre Market Street,
Morecambe, LA4 5DH
£28,500 Per Annum**



Arndale Shopping Centre Market Street, Morecambe, LA4 5DH

£28,500 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 2b, located inside the Arndale Centre and nestled between major retail outfits Iceland and Boots, offers a substantial retail space spanning approximately 4220 square feet. This placement among well-established retailers ensures a high volume of foot traffic, significantly enhancing visibility and customer access.

The unit is well-equipped to handle a variety of business operations, featuring extensive storage space which is crucial for maintaining an organised and efficient sales area. Additionally, there is dedicated office space strategically positioned out of customers' view, providing a private area for administrative duties or staff breaks, ensuring the retail floor remains focused on customer interaction and sales.

Moreover, Unit 2b benefits from a goods lift, a vital feature that facilitates the easy movement of stock, particularly beneficial for inventory-heavy businesses or those that handle bulky products. This utility makes the unit exceptionally functional for daily operations, enhancing the ease with which goods are managed and accessibility for restocking.

Overall, the combination of strategic location, ample storage, hidden office space, and the convenience of a goods lift makes Unit 2b an attractive option for any business looking to capitalise on the dynamic and high-traffic environment of 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 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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