



**FISHER
WRATHALL**
COMMERCIAL



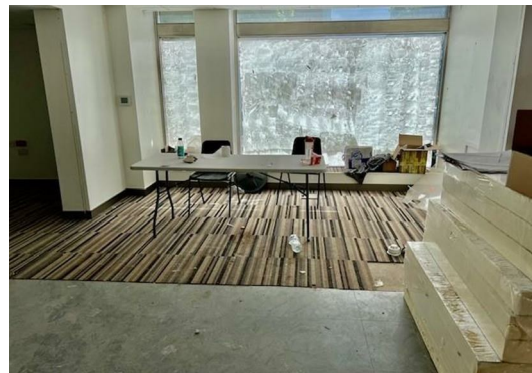
42-44 Euston Road, Morecambe, LA4 5DD

£1,900 Per Calendar Month

TO LET - Prominently situated and deceptively spacious ground floor commercial premises with basement storage within the town centre.

Extremely visible location. Former Santander premises. Some 2000 square feet.

Suit a variety of uses subject to any necessary change of use. Viewing highly recommended.



Location

Prominently situated corner premises, formerly Santander, in a highly visible location in the heart of Morecambe town centre. Good trading location.

Municipal car park very close. Pedestrianised area. Within easy walking distance of the seafront and promenade.

Description

Substantial ground floor commercial premises with return frontage in a highly visible trading location. Approximately 2000 square feet plus basement storage.

Significant window frontage. Suit a variety of trades subject to any necessary planning approval.

Accommodation

Ground Floor

Commercial Space

43'10" x 16'11" open plan to 38'2" x 18'2" (13.376 x 5.167 open plan to 11.640 x 5.541)

Plus other areas, large open plan commercial space, formerly a banking hall with modern corner glass display windows, access to basement and rear access to Toilet.

Can easily be partitioned if needed to break up into separate rooms. Flexible and adaptable accommodation.

We understand the overall floor area to the ground floor is some 2,000 square feet or thereabouts.

Basement Storage

We understand the overall floor area to the basement is some 388 square feet or thereabouts.

Services

Mains services available.

Rateable Value

Awaiting re-assessment.

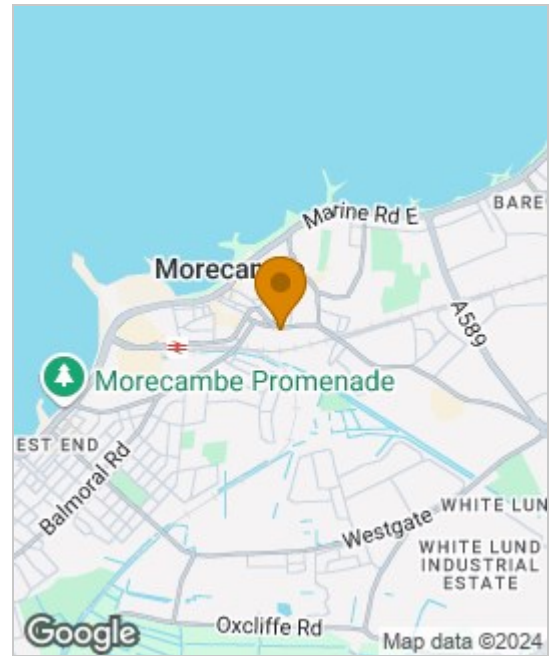
Planning Use

All planning enquiries should be addressed to Lancaster City Council to check the use you require for the premises.

The premises have been used as a banking hall so any change of use may require a planning application with the local planning authority, Lancaster City Council.

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 |
| 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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