



**FISHER
WRATHALL**
COMMERCIAL



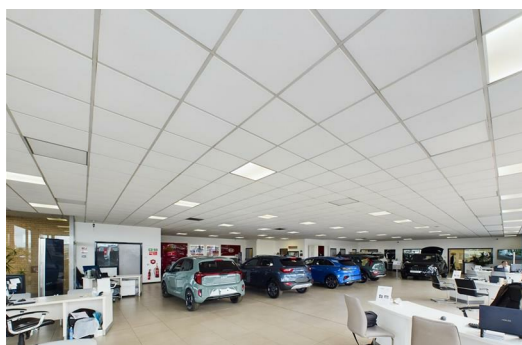
Kia Garage Northgate, Morecambe, LA3 3AY **£8,667 Per Calendar Month**

TO LET - Prime Car Showroom and Car Sales Pitch on Northgate on the ever popular White Lund Estate.

Presently used as a Kia car showroom the present tenant is vacating to different premises further north.

Ideal car sales location, very visible with impressive frontage to Northgate.

Early viewing essential.



Location

The premises are situated on Northgate on White Lund Industrial Estate in an area frequented by other car showrooms and general car sales.

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

Description

Good sized Car Showroom with Workshops behind.

Substantial front and side exterior displays for a number of cars

Accommodation

Car Showroom

95'10" x 57'7" (29.228 x 17.552)
Overall measurement including offices and ancillary rooms, access to service department.

Good sized car showroom with significant glass frontage to front and side.

Workshop

76'1" x 51'9" (23.191 x 15.780)
Substantial Workshop premises behind with room for several cars plus 'L' shaped MOT section.

Exterior Display Parking

Large car parking area to the front and side with some covered side parking.

FURTHER PARKING DISPLAY AREA available to the side and rear by way of separate negotiation to be discussed direct with the Landlord.

Rent

Rent payable of £2,000 per week or £8,667 per calendar month.

VAT

The premises are elected for VAT so VAT will be due and payable on top of the rent.

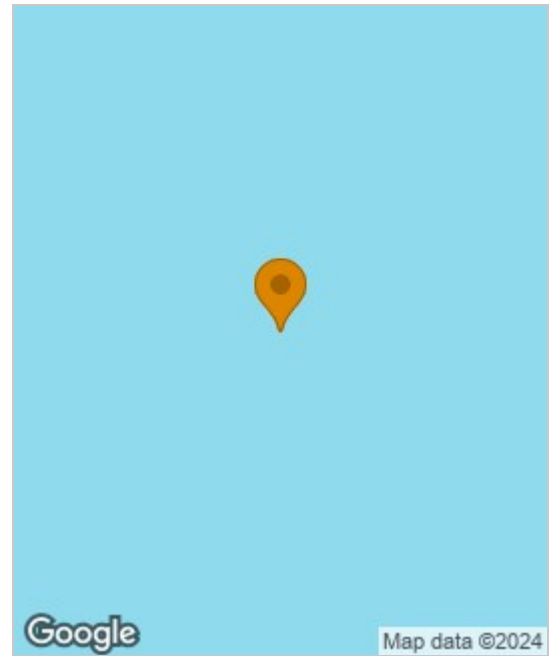
Lease Terms

The current lease ends on 12th November 2024.

New lease terms to be discussed with the landlord.

Viewing Arrangements

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.



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	