



**FISHER
WRATHALL**
COMMERCIAL

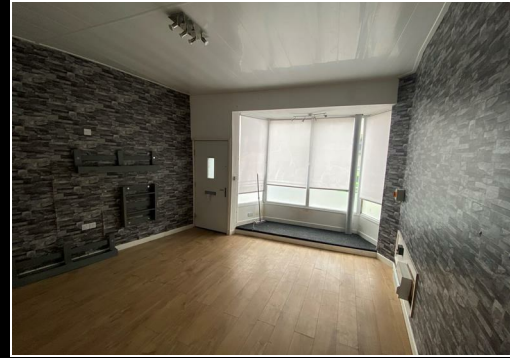


1 West End Road, Morecambe, LA4 4DR
£50 Per Week



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Location

This fantastic property is situated on the junction of Marine Road West and West End Road, taking full advantage of the picturesque views across Morecambe Bay, Grange-overSands and The Lake District.

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project North for which some funding has recently been granted. Designed to take into account the ecology of the Bay, Eden Project North will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Description

A single storey traditional lock up unit placed just off the promenade. The property is on the corner of West End Road and Marine Road West, close to similar office and retail units.

Accommodation

Net Internal Area - 232.5 Sqft

Bright space suitable for Storage with exclusive use of the forecourt parking to the front.

This property is a perfect opportunity for either a newly established or existing businesses looking to move into permanent premises with the added benefit of being close to the sea front.

Terms

New lease available

EPC

New EPC in process.

Rateable Value

Currently £1,500 from April 2023

Legal Costs

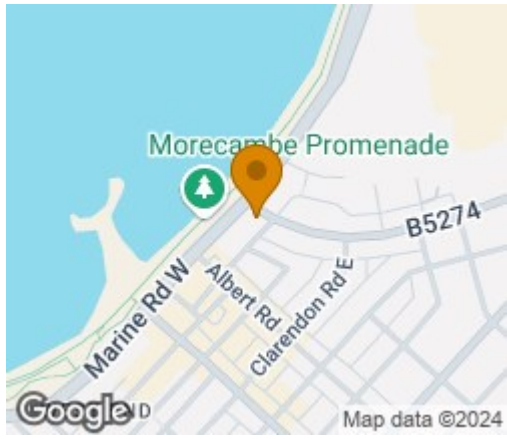
Any Legal costs will be the incoming tenants responsibility.


VAT

All reference to price, premium or rent are deemed to be exclusive of VAT. This property is not VAT elected.

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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