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82 Penny Street, Lancaster LA1 1XN - Tel: 01524 69922 - Email: info@fwcommercial.co.uk



FOR SALE

33 Yorkshire Street
Morecambe
LA3 1QE

A good size lock up shop on
YORKSHIRE STREET.

902sq ft (83.8sq m)

Offering a retail area, office, 2 separate
cloakrooms with shower cubicles and a
kitchen.

GuidePrice:
£50,000

West End, Morecambe is a busy retail area
surrounded by residential properties
bringing a high footfall of shoppers.



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33 Yorkshire Street, Morecambe, LA3 1QE

Guide Price £50,000

Location

Morecambe is a busy seaside town 3.5 miles to the west of Lancaster. The town benefits from excellent communications on the A589 and is just 4 miles from junction 34 of the M6. Morecambe has a population of approx 33,500 with a catchment to be in the order of 130,000 (source CACI) The area is easy accessible thanks to the new M6 Link Road and regeneration of Morecambe. Visitor numbers are set to increase as the proposed development of the Eden Project is coming to the area soon.

Description

The shop offers a good size retail space, which is 83.8sq m. This includes a separate office, 2 cloakrooms, kitchen and cellar. With recent remedial works carried out by the current owner, including a new roof, the property is in good condition and should attract a number of businesses such as hair, beauty, office and retail. The current open plan nature of the shop area lends itself to an internal configuration to suit the buyer's specific requirements. This could include using the extensive cellar space.

Services

Mains water, electricity and drainage.

Tenure

Leasehold

Rateable Value

Currently £4,302. Small business may be eligible for business rate relief. Contact local council for details.

VAT

The property is not elected for VAT

Viewing

Strictly by appointment with SOLE AGENT
Fisher Wrathall Commercial
Call 01524 69922 to arrange

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We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

