

www.fisherwrathall.co.uk

82 Penny Street, Lancaster LA1 1XN - Tel: 01524 69922

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5 Lunesdale House Euston Road Morecambe LA4 5DW

Price: £20,000pa

SHOP FOR LET AVAILABLE NOW

Prominent High Street Location Benefits from a high footfall of local shoppers, holiday makers and passing trade.

Other business in the area include Home Bargains, Tesco, Peacocks and Wetherspoons.

# Total floor space approx. 4,340sq ft



COMMERCIAL SALES

COMMERCIAL LETTINGS PROPERTY AUCTIONS COMMERCIAL LAND VALUATIONS



AVAILABLE NOV

## Price £20,000 per annum

#### Description

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications on the A589 and is 4 miles from Junction 34 of the M6. Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI). The subject property is situated on Marine Road with a wonderful aspect onto Morecambe Bay. The area is set to benefit from the completion of the new M6 Link Road and the Eden project planned for the area.

#### Description

A large retail area with a prominent high street presence. Arranged over ground and first floor offering ground floor retail area, fitting rooms, office, first floor store.

#### Accommodation

Ground floor sales area 194.16sq m ( 2,090sq ft) Ground floor office 15.79sq m ( 270sq ft) First floor store 192.30sq m (2,070sq ft)

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#### Lease

A new full repairing and insuring lease for a term to be agreed

#### VAT

All terms quoted are exclusive of but are subject to VAT at prevailing rate.

#### Legal Costs

Each party are responsible for their own legal costs

#### Viewing

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



### P&PC Surveyors Ltd T/A Fisher Wrathall Commercial

82 Penny Street Lancaster LA1 1XN

Tel: 01524 69922 Email:info@fwcommercial.co.

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.





