



SHOP FOR LET AVAILABLE NOW

**5 Lunesdale House
Euston Road
Morecambe
LA4 5DW**

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.

Price: £20,000pa

Total floor space approx. 4,340sq ft

5 Lunesdale House Euston Road, Morecambe, LA4 5DW

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)

Ratable Vlaue

TBC

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

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