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86 Euston Road, Morecambe, LA4 5LD

Guide Price:

FOR SALE- £235,000

INVESTMENT OPPORTUNITY FOR SALE

A well presented lock up shop Town Centre location High footfall of shoppers

Approx 861sq ft of retails space with a kitchen and cloakroom facility. PLUS 3 x 3 bed apartments Rental income approx. £24kpa



COMMERCIAL SALES

COMMERCIAL LETTINGS PROPERTY AUCTIONS COMMERCIAL LAND



86 Euston Road, Morecambe, LA4 5LD

Guide Price For Sale- £235,000

Location

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 only 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 property is situated on a prominant corner plot where Euston Grove meets with Euston Road The area benefits from the completion of the new M6 Link Road and the regeneration of Morecambe seafront.

Description

A well presented, lock up shop. Situated in a prominent town centre location. Recently decorated throughout, with two retail areas, along with kitchen and cloakroom facility. High level of footfall and passing trade.

Services

Mains electricity and water are connected.

Tenure

Freehold

Rating

Currently showing £4,450. Please contact Lancaster City Council for details.

VAT

All outgoings quoted are exclusive of VAT

FOR SALE

Shop + 3 x 3 bedroom flats, currently let on AST generating approx. £24k pa rental income.

Viewing

Strictly by appointment. Please contact sole agent FISHER WRATHALL COMMERCIAL to arrange Telephone 01524 69922







P &PC Surveyors Ltd trading as Fisher Wrathall Commercial

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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.

