



www.fisherwrathall.co.uk

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



INVESTMENT OPPORTUNITY FOR SALE

86 Euston Road,
Morecambe,
LA4 5LD

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

Guide Price:

FOR SALE- £235,000

Approx 861sq ft of retails space with a
kitchen and cloakroom facility.

PLUS

3 x 3 bed apartments

Rental income approx. £24kpa



COMMERCIAL SALES
PLANNING ADVICE

COMMERCIAL LETTINGS
PROPERTY AUCTIONS

COMMERCIAL LAND
VALUATIONS



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 prominent 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**

82 Penny Street
Lancaster
LA1 1XN

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