



245 Marine Road Central, Morecambe
£230,000



61 **Ta Ta Thai Massage & Spa**
07496 274992 thaimassageandspacambie.co.uk

Nails Spa Massage

ERIC'S CAFE

TIVOLI BAR

MORECAMBE

SIMPLE PLEASURES

244

244

**ERIC MORECAMBE
STATUE**



245 Marine Road Central

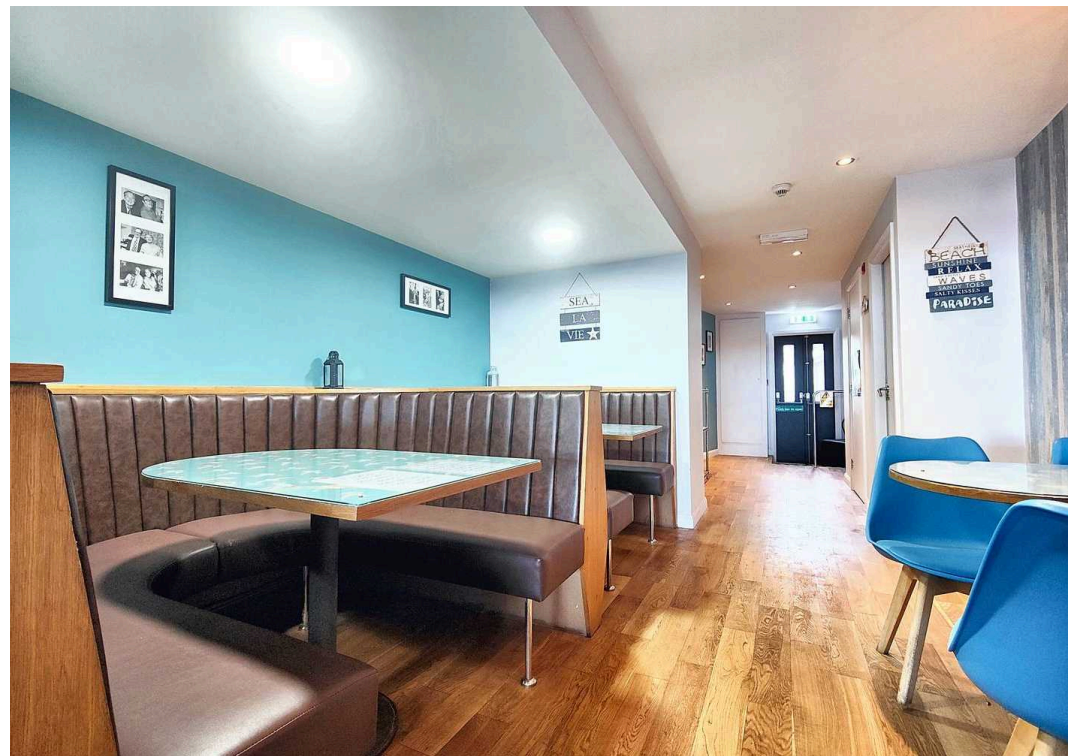
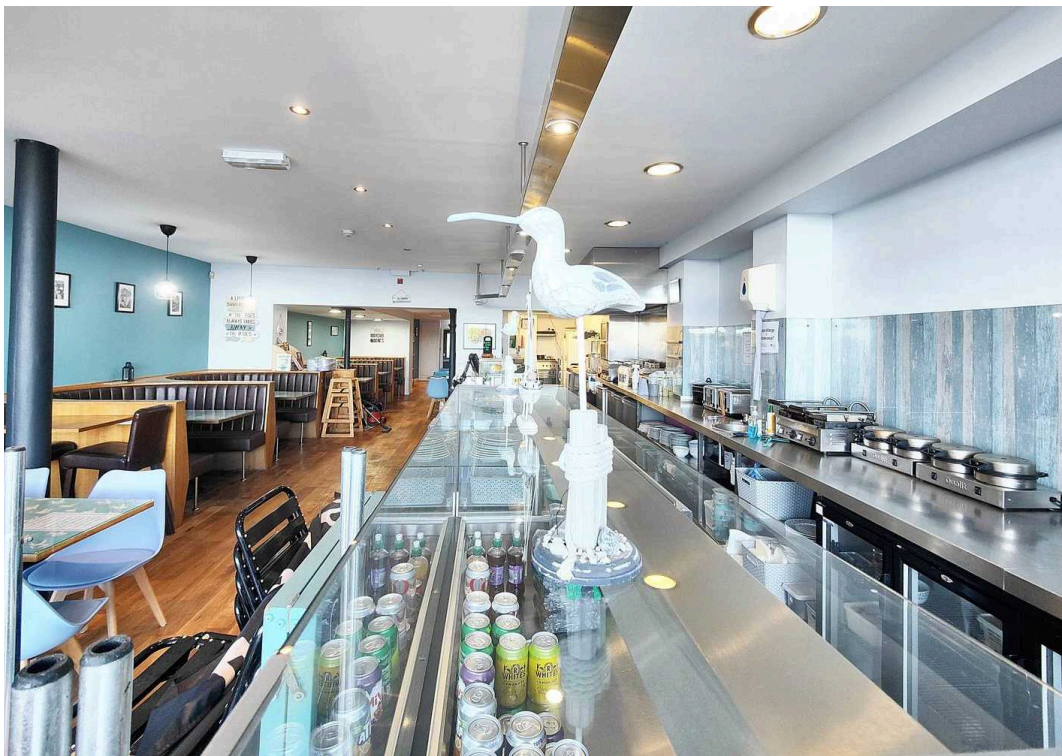
, Morecambe

Superb investment opportunity, close to the Eden site, opposite Eric Morecambe on Morecambe's Prom and with an established tenancy in place! Please note the property is for sale, please contact the agents and not the business at the address.

Council Tax band: TBD

Tenure: Freehold

- Popular Sea Front Cafe
- Established Tenancy with 7.3% ROI
- Will be sold with No Tenants
- Retail Class E (Formerly A3)
- Large Level Access Cafe
- 3 Separate WCs including 1 x Accessible
- Rear Fire Exit
- Versatile Space in Prime Location
- Transport & Travel Links
- Close to Eden Site



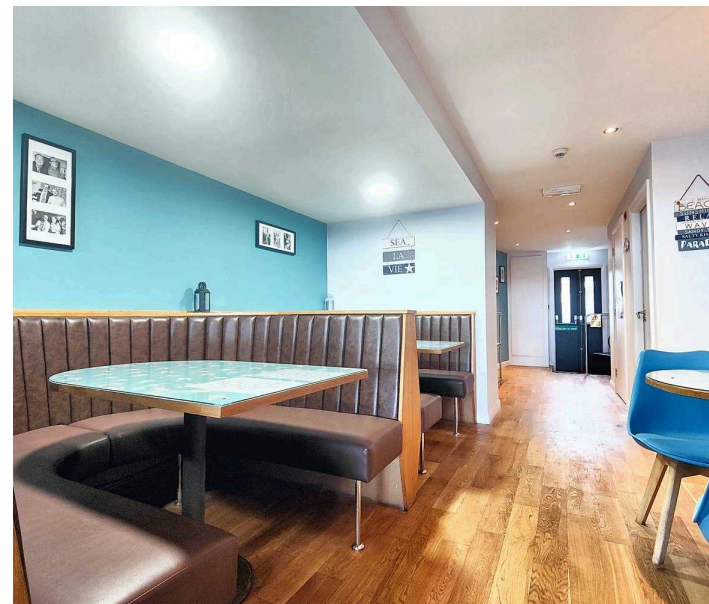
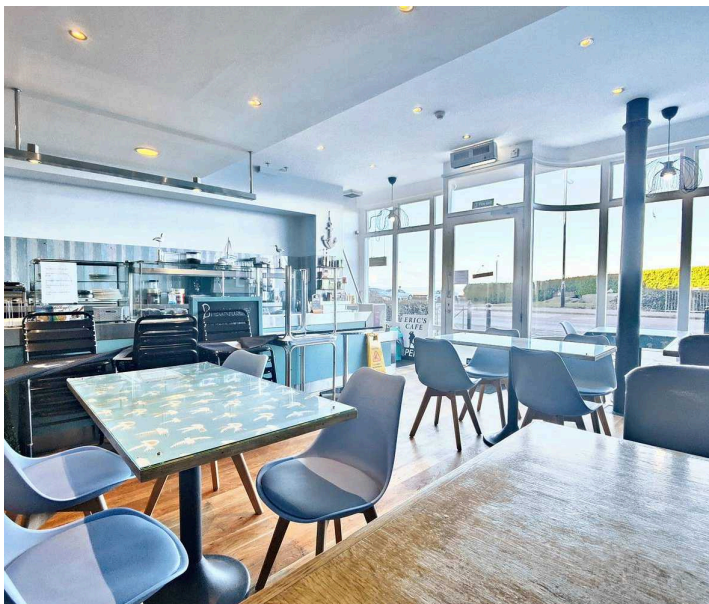


The Location

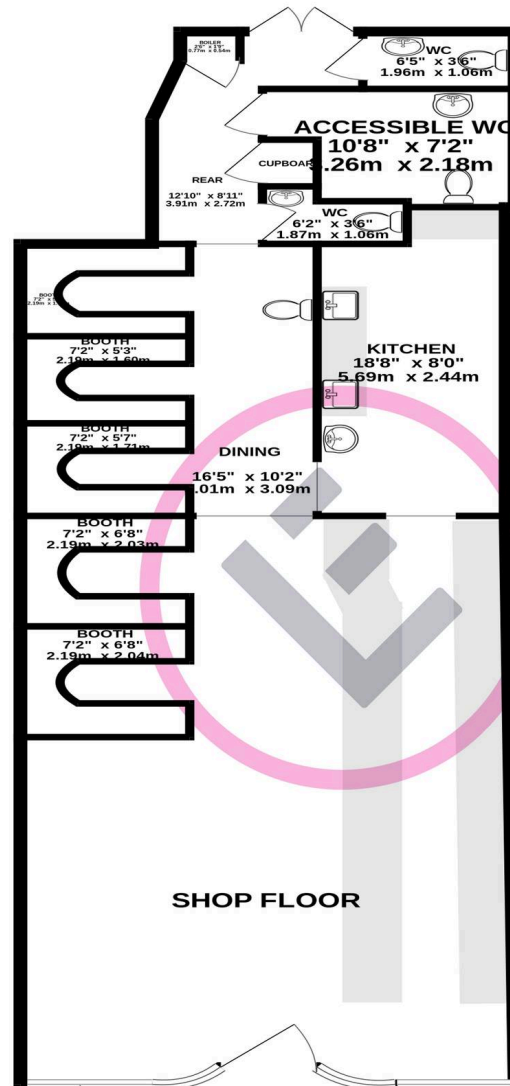
Locations don't get much better than this! With Eric to bring you sunshine (and customers) everyday this really is a prime Morecambe location on Marine Road Central. The position is so well placed for everything Morecambe has to offer now and in the future. There is a good range of shops within yards of the front door and having the promenade on your doorstep means stunning, panoramic sea views and those famous, ever changing sunsets are yours to enjoy every day. The Eden project will be just a walk away. This is the heart of Morecambe. There will be no tenants if property is sold.

Eric's Cafe

An established and well respected local business, Eric's cafe could not be in a better position. The curved glass frontage is elegant and eye catching. The front door is central. All the accommodation is to the ground floor making this a great and accessible establishment. There is a generous run of counter and cold shelf space to the right which opens to the rear catering kitchen. The cafe has plenty of dining space both to the front and the rear. There is a combination of fitted dining booths and free standing table space making it versatile. There is an accessible WC to the rear with baby change facilities and a further two separate WCs. Fire exit doors open to the road at the back. The cafe has gas central heating with a gas combination boiler situated in a cupboard on the rear wall. It has 3 phase electric. There is space to the front for four tables and chairs.



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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