



Bowcliffe

FOR SALE GYM & FITNESS CENTRE

Suitable For Alternative Use*



THE SHORE, HEST BANK
MORECAMBE
LA2 6EQ

LOCATION

The property is situated overlooking Morecambe Bay at Hest Bank approximately 2 miles north of Morecambe along Marine Drive.

DESCRIPTION

The property provides a number of workout studios and fitness rooms, a 14m pool with sauna and steam room, café, changing rooms, wc's and offices and has a gross internal area of:-

Ground Floor 20,193sq ft 1,876sqm

There is a substantial car park to the front of the property and the total site area extends to approximately 12 acres.

LEASE

The property is currently occupied by 2 Tenants. Details of the individual tenancies available on request.

PRICE

We are seeking offers in excess of £1,000,000 excl.

PLANNING

The property was previously used as a nightclub and received permission for a change of use to a gym in 1997.

We consider the property suitable for alternative uses, subject to planning.*

RATES

The property is assessed for commercial business rates purposes.

Interested parties should contact Lancaster City Council Business Rates Department for details of the various assessments.

EPC

An EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquiries should be via the agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452
Email: jr@bowcliffellp.com

Date of Particulars: Feb 2023.

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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