



164 & 166 Lancaster Road,
Morecambe, Lancashire, LA4
5QW

164 & 166, Lancaster Road, Morecambe

The property at a glance 6 2 3

- Fantastic Investment Opportunity
- Laundry Business with £120,000 gross annual income
- Two 3-Bed Maisonettes; Currently Let for £580pcm & £640pcm
- Garage to the Rear Elevation
- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Option to Buy with Tenants in Situ
- Freehold
- EPC D/E/B
- Commercial Council Tax at Ratable Value

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£325,000

Get to know the property

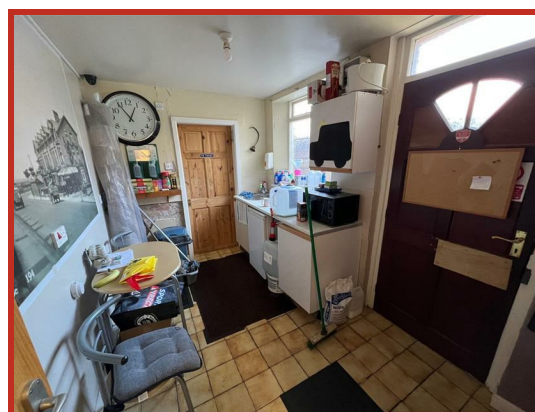


Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000

A superb investment opportunity to purchase an established laundry business with a gross annual income of £120,000pa, set in terraced commercial unit with two 3-bed maisonettes situated above. Both maisonettes are currently let out for £580pcm and £640pcm - with the option to buy with tenants in situ.

The laundry premises is set across the ground floors of both 164 and 166 Lancaster Road and offers a shop frontage area, two work rooms, two laundry machine rooms and a staff room - plus a garage to the rear for additional storage.

164a Lancaster Road is the maisonette accessible from the front elevation with accommodation set over the first and second floors - offering three double bedrooms, lounge, modern fitted kitchen and four piece bathroom suite. The kitchen offers a range of wall and base units in cream gloss with granite effect worktops, integrated oven and hob with extractor hood. The spacious bathroom suite comprises fitted bath, separate shower cubicle, low flush WC and wash hand basin.





166b Lancaster Road is accessible from the rear elevation, with the accommodation also set over the first and second floors. This maisonette offers two reception rooms - one currently used as a dining room/home office - fitted kitchen, three piece bathroom suite and three double bedrooms. Alternatively the second reception room could also lend itself to an additional bedroom. The fitted kitchen offers a range of wall and base units in light wood effect with granite effect worktops, integrated oven and hob, plumbing for washing machine and space for freestanding fridge freezer. The bathroom suite offers a modern three piece suite in white comprising bath with wall mounted shower, low flush WC and wash hand basin.

Both maisonettes and the commercial premises benefit from double glazing and gas central heating.

Lancaster Road offers a mix of residential and commercial properties and is within easy reach of Morecambe Town Centre, offering a good footfall and a range of local amenities. Nearby transport links include bus routes, train station and the M6 link road 'The Bay Gateway' also offers swift access to the motorway and areas further afield including The Lake District.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

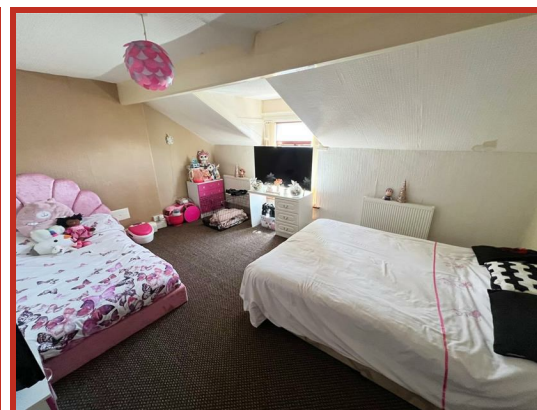
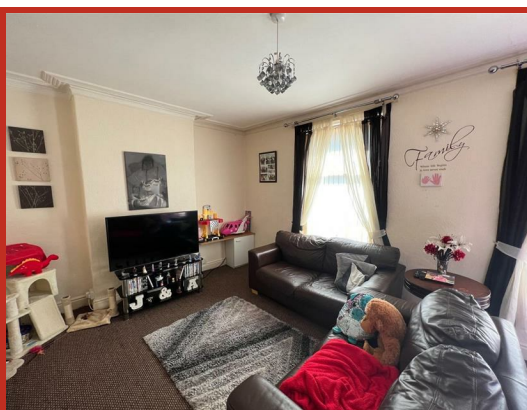
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

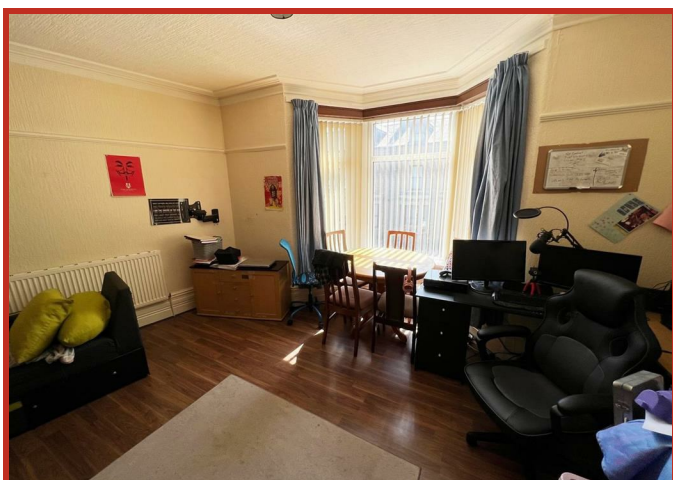
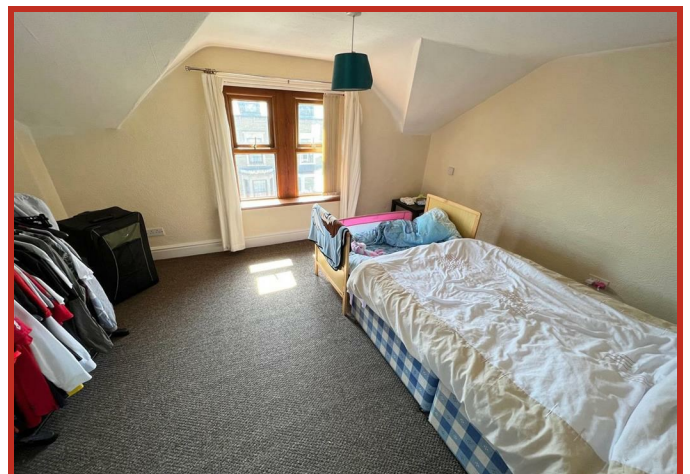
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land

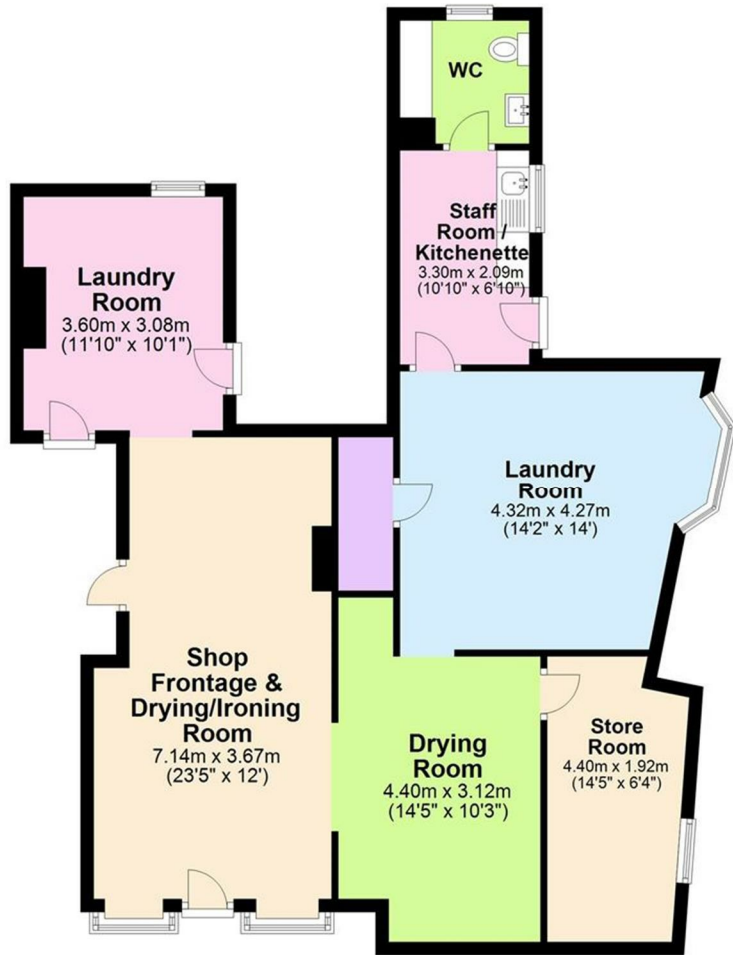


164 & 166 Lancaster Road,
Morecambe, Lancashire,
LA4 5QW



Ground Floor (Laundry Business)

Approx. 97.0 sq. metres (1044.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available. Plan produced using PlanUp.

164a - First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



164a - Second Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 89.1 sq. metres (958.9 sq. feet)

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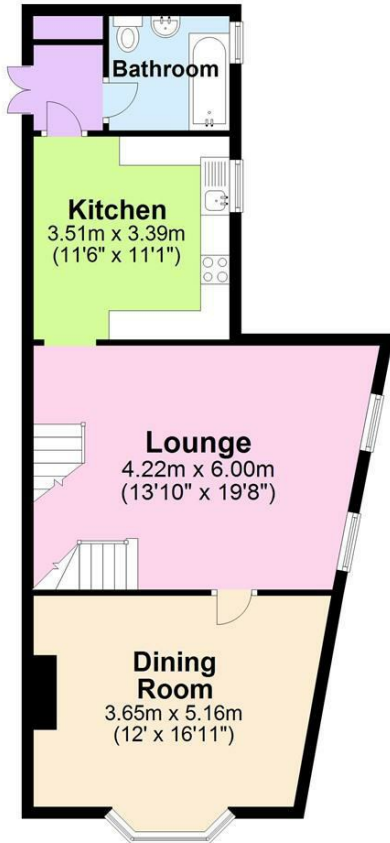
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166b - First Floor
Approx. 61.3 sq. metres (660.3 sq. feet)



166b - Second Floor
Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.3 sq. feet)

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	