



2 Marine Drive, Hest Bank,  
Lancaster, LA2 6EB

2, Marine Drive, Hest Bank, Lancaster

## The property at a glance **3** **2** **2**

- Generous Detached Property
- Commercial Unit with Three Bedroom Flat Above
- Fantastic Investment Opportunity
- Potential for Large Family Home or Holiday Let\*
- Prime Location in Hest Bank Village
- Generous Plot - currently offering Car Park for 10+ Vehicles
- Beautiful Sea Views to Rear over Morecambe Bay
- EPC Rating D
- Freehold
- Council Tax Band B

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

**£625,000**

# Get to know the property

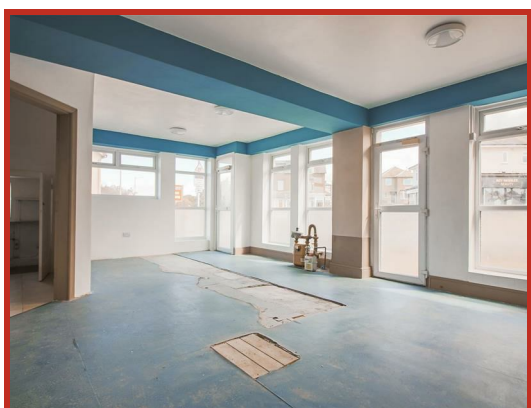
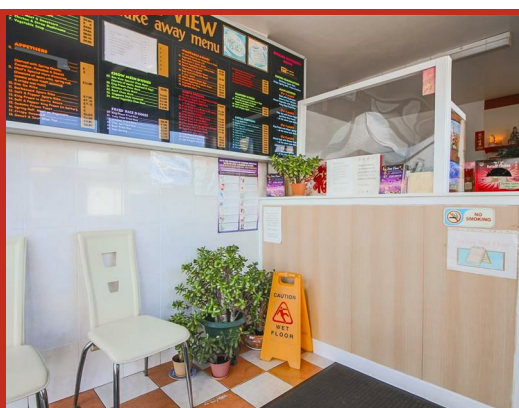


Generous detached property comprising of a commercial unit (currently run as a takeaway restaurant - A5 commercial class) and a three bedroom flat above. Positioned on Hest Bank shoreline, with magnificent sea views over Morecambe Bay to the rear!

Set on a large plot, with a car park with space for 10+ vehicles or the potential to build an annexe/separate property\*!

At present, the ground floor comprises of two separate spaces - one unoccupied and one used for the takeaway restaurant, therefore presenting the opportunity to house two separate businesses. The space to the front elevation offers a large shop frontage, two storage rooms and a third storage room which could also lend itself to a staff room/kitchen with a shower room adjacent. This unit would be perfect for retail usage, a salon or office\*.

The shop frontage of the takeaway premises is to the side elevation, connecting through to the kitchen/food preparation space at the rear with store room and WC.





Access to the flat is from the side elevation with stairs leading up to the first floor landing, which provides access to two double bedrooms, a shower room and the kitchen which in turn is open to the lounge diner. Bedroom three is positioned off the lounge diner space - with both of these affording stunning sea views.

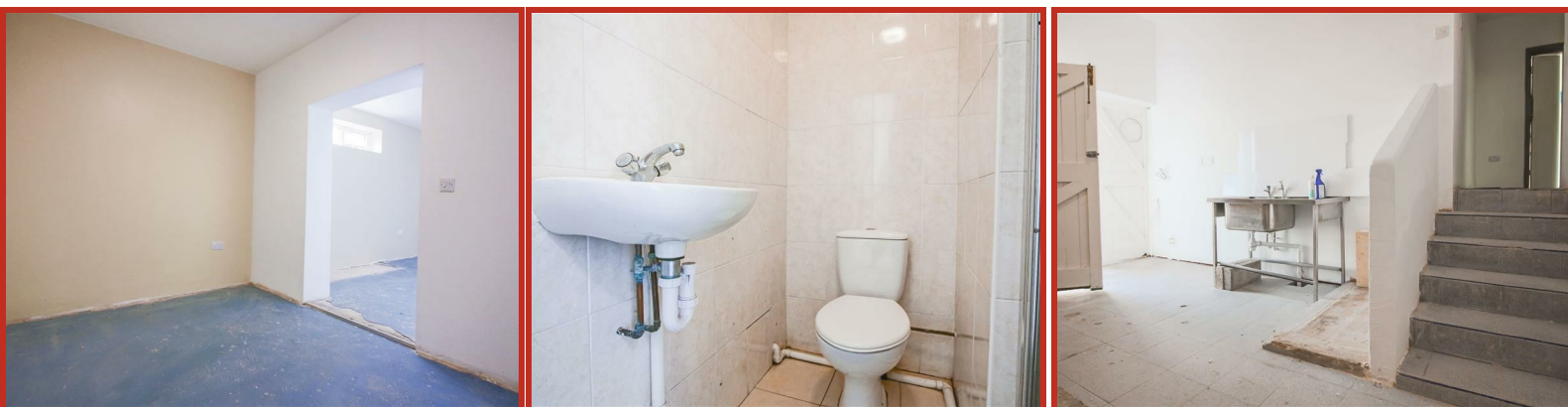
Alternatively, the property has fantastic potential to be converted into a large family home\* or holiday let units\*.

The property is in a prime village location within Hest Bank, within a few minutes walk of the shore and nearby local amenities include village stores, primary school, village hall and bus routes to Lancaster and Morecambe. Lancaster Canal is also just a short walk away. The M6 motorway is easily accessible, providing links to areas further afield including the Lake District.

\*Subject to the relevant permissions.

### **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.



# 2 Marine Drive, Hest Bank, Lancaster, LA2 6EB



# 2 Marine Drive, Hest Bank, Lancaster, LA2 6EB



GET IN TOUCH TODAY

01524 889000

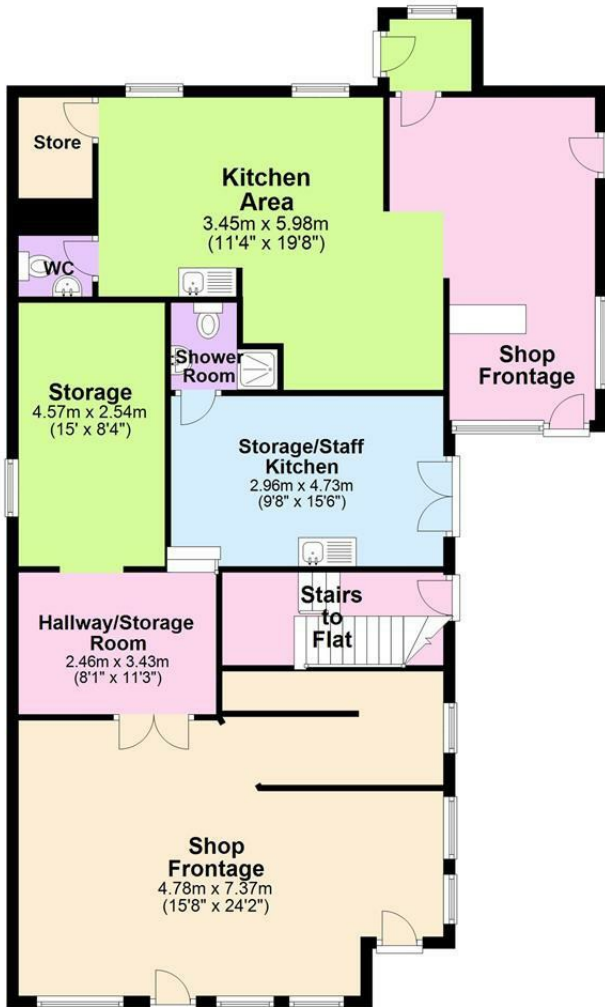
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round

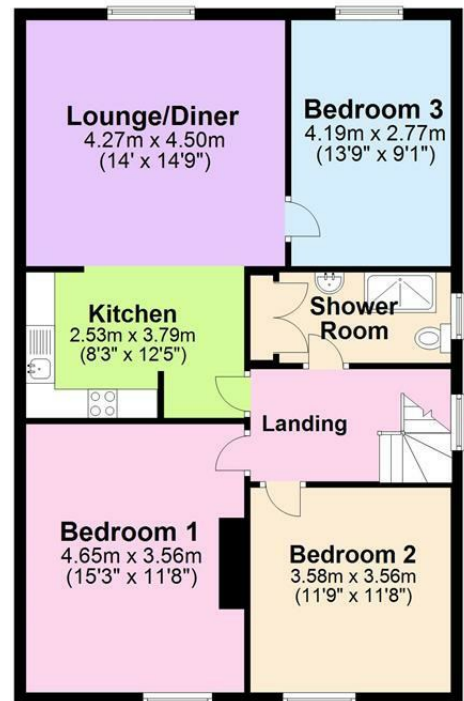
## Ground Floor

Approx. 132.5 sq. metres (1426.7 sq. feet)



## First Floor

Approx. 85.9 sq. metres (924.4 sq. feet)



Total area: approx. 218.4 sq. metres (2351.1 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.



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

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		63	69
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		