



13 Queen Street,
Morecambe, LA4 5EQ

13, Queen Street, Morecambe

The property at a glance 4 2 3

- Terraced Property in Prime Town Centre Location
- Commercial Unit set over Ground and Lower Ground Floor
- Currently Set Up as a Café; Let for £1000pcm
- Potential to Create Two Flats to First Floor (Currently used for Storage)
- Newly Refurbished 3-Bed Maisonette set over Second & Third Floors
- Fantastic Opportunity for Investors
- Close to Sea Front/Promenade; Ideal Position for Upcoming Eden Project
- Council Tax Band A
- Freehold
- EPC Rating C

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£395,000

Get to know the property



A fantastic investment opportunity to purchase this terraced property in a prime town centre location, just off the promenade! Whilst registered as a commercial premises at present, the property is currently set up as a café to the ground/lower ground floor, storage rooms to the first floor (which was previously two flats) and newly refurbished 3-bed maisonette over the second and third floors.

With the upcoming Eden Project due to attract thousands of visitors to the area, there isn't a better time to invest in Morecambe. This is an excellent opportunity for an investor to add to their portfolio, with the café currently let for £1,000pcm, and with the relevant permission for change of use to residential, the flats could each bring in a potential rental income in the region of £525-550pcm and the maisonette £750pcm. Alternatively they would also make ideal holiday lets/Air BnBs, subject to the relevant permissions, which would also maximise the potential income.

The commercial unit is set over the ground and basement levels; entrance from the front elevation takes you into the 'old courtyard' (currently used for additional seating) which in turn leads through to a storage room at the rear (the old stable), WCs and the shop frontage/main café seating area. The kitchen is accessed from the shop frontage room. With access to the lower ground floor/basement level from the old courtyard, this provides ample storage space for a business.

The first floor is currently utilised for storage and is largely open plan but could be adapted/converted into two flats, which it has previously been, with a roof terrace!

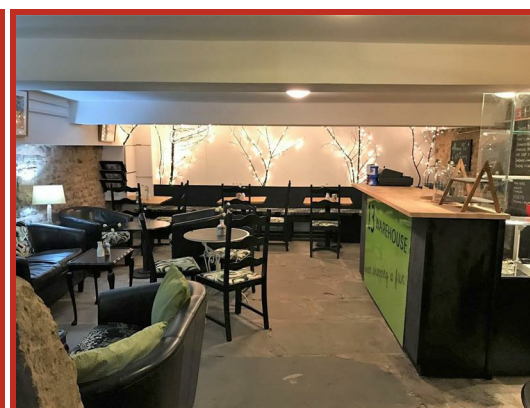
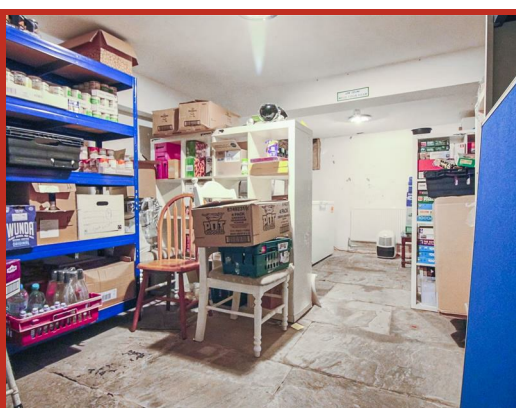
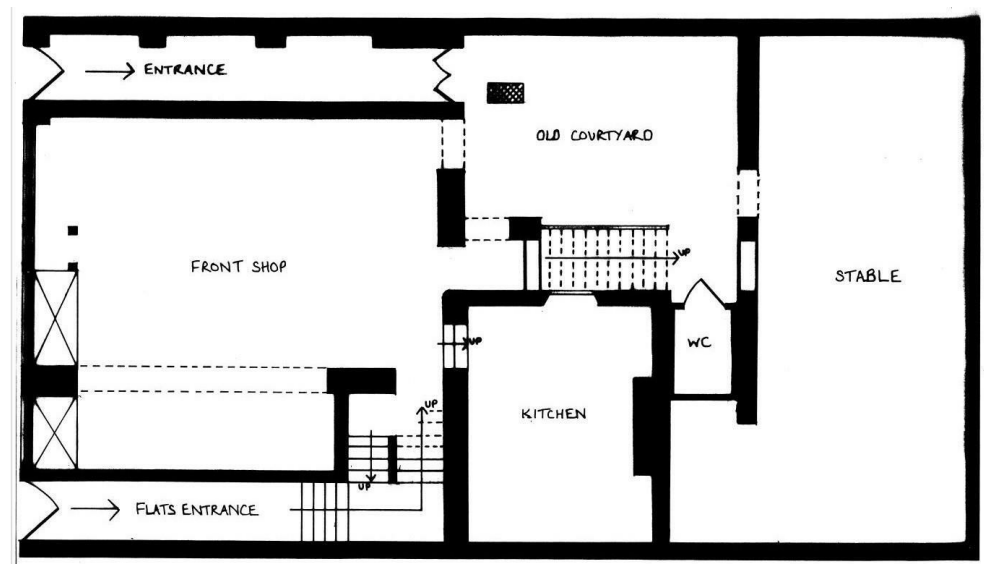
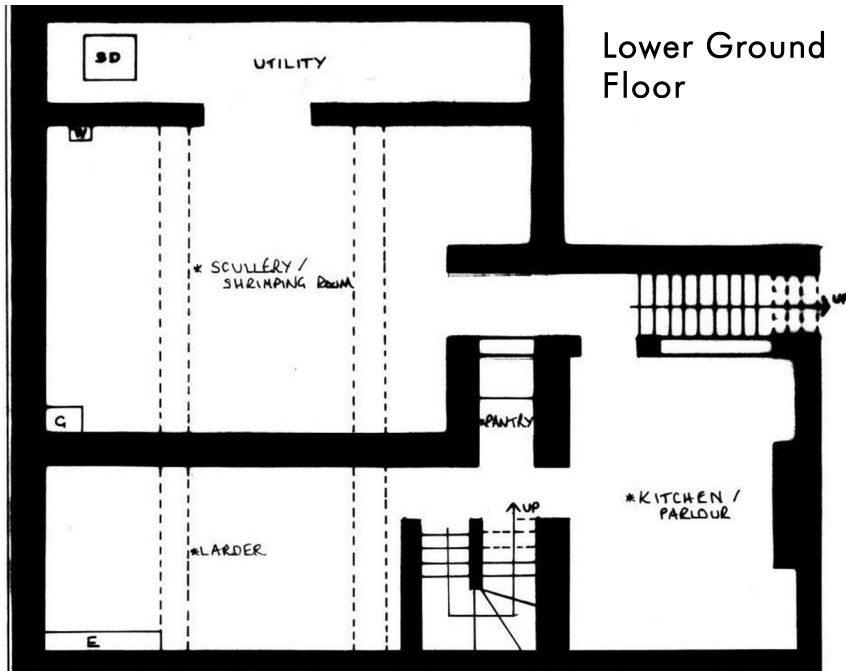
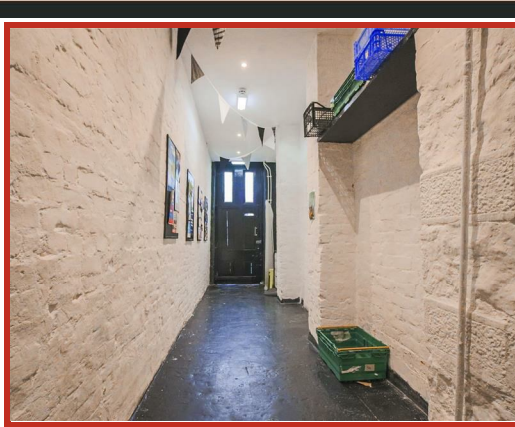
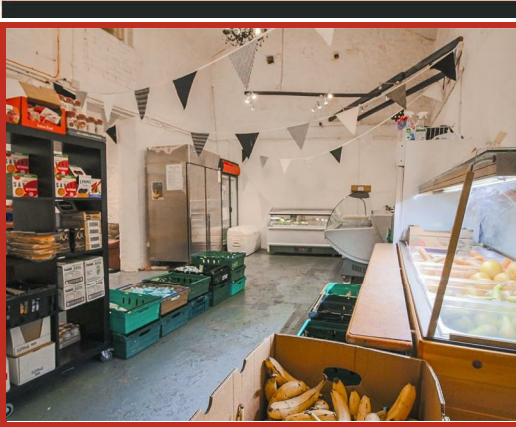
Set over the second and third floors of the building is the three bedroom maisonette which has been beautifully refurbished during 2023 with newly fitted kitchen and bathroom suite, stunning wooden floors and hand crafted double doors from the hallway into the open plan living space, with stylish Art-Deco style handles. The majority of the accommodation is to the second floor offering an open plan kitchen, dining, living room, two generous double bedrooms and stylish shower room. Alternatively one of the bedrooms could be used for a home office or separate dining/reception room. The third bedroom is to the third floor and is another well proportioned double room.

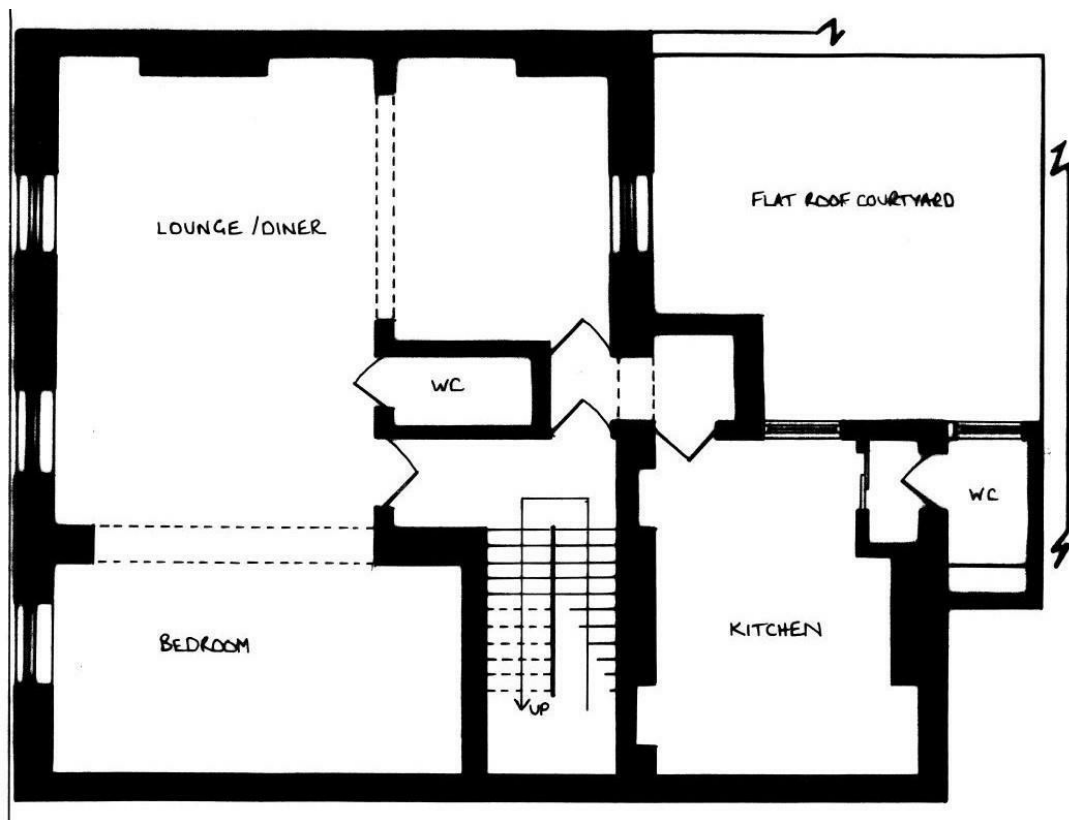
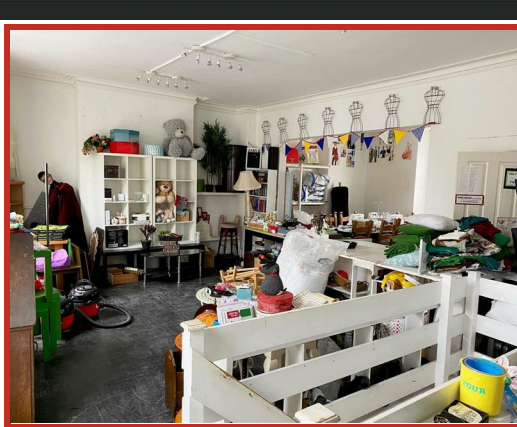
Situated within a short walk of the sea front and close to Morecambe Town Centre and all local amenities including shops, schools, train station and bus routes to surrounding areas including Heysham village and Lancaster City Centre. 'The Bay Gateway' also provides swift access to the M6 motorway and areas further afield including The Lake District.

Disclaimer

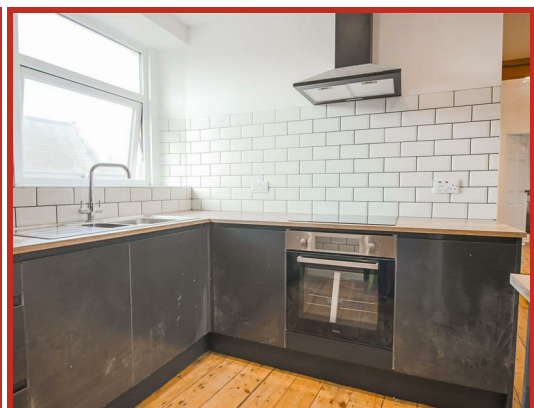
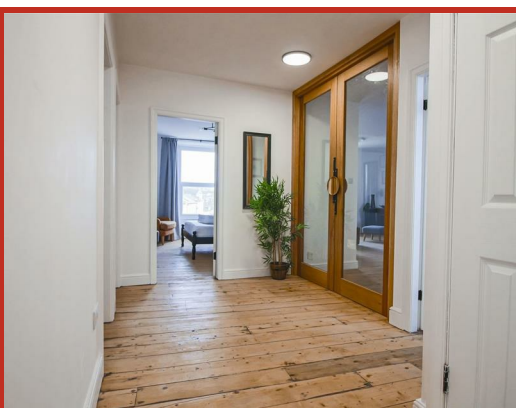
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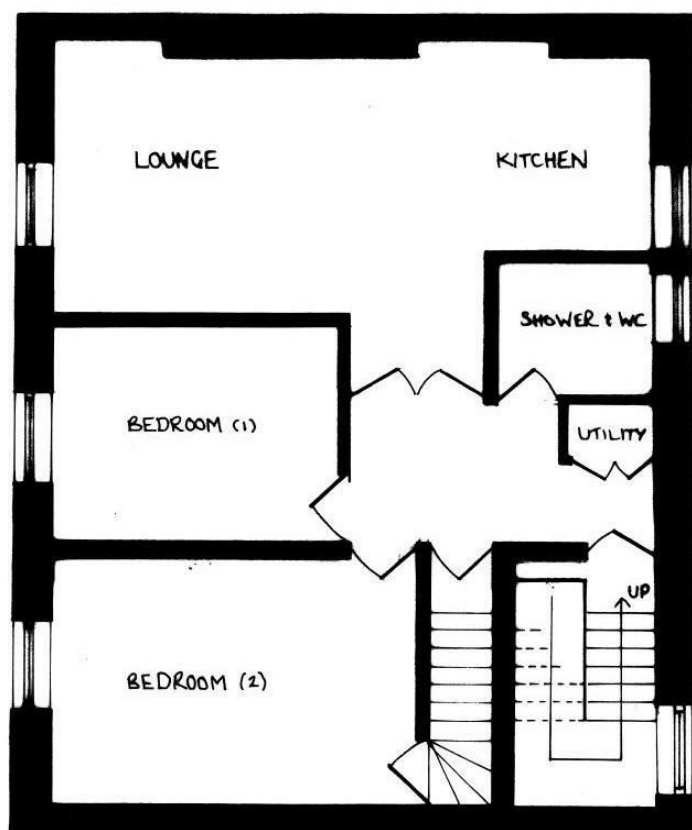
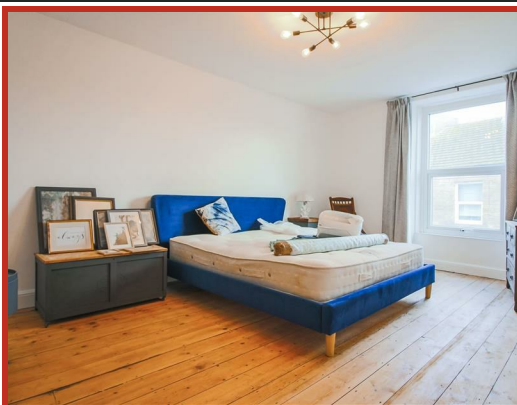




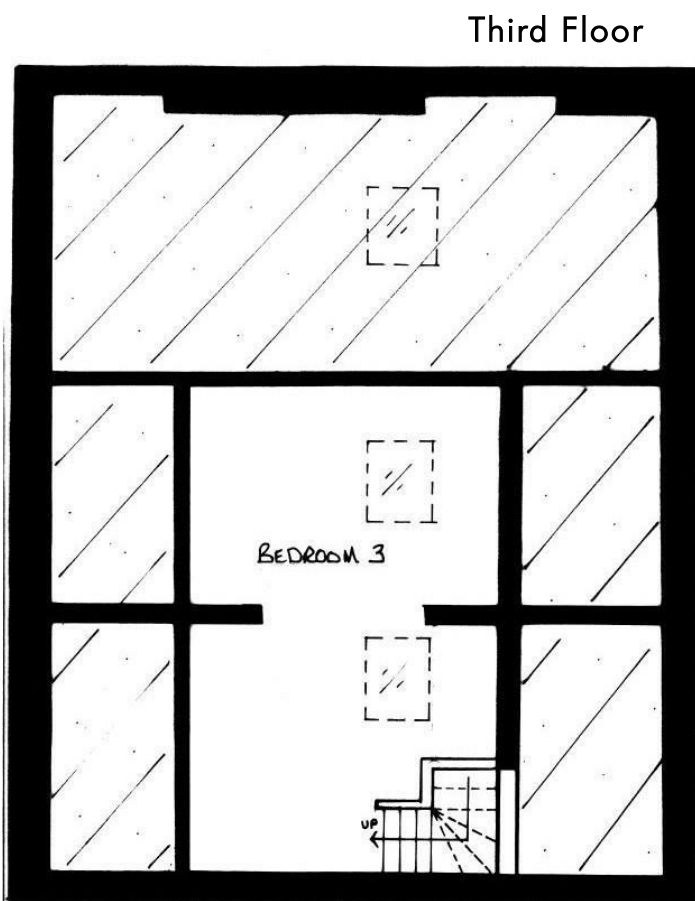


First Floor

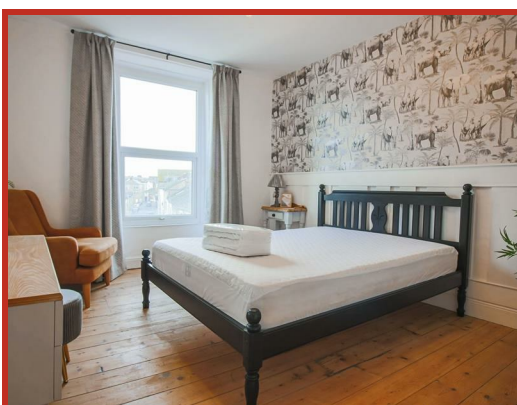




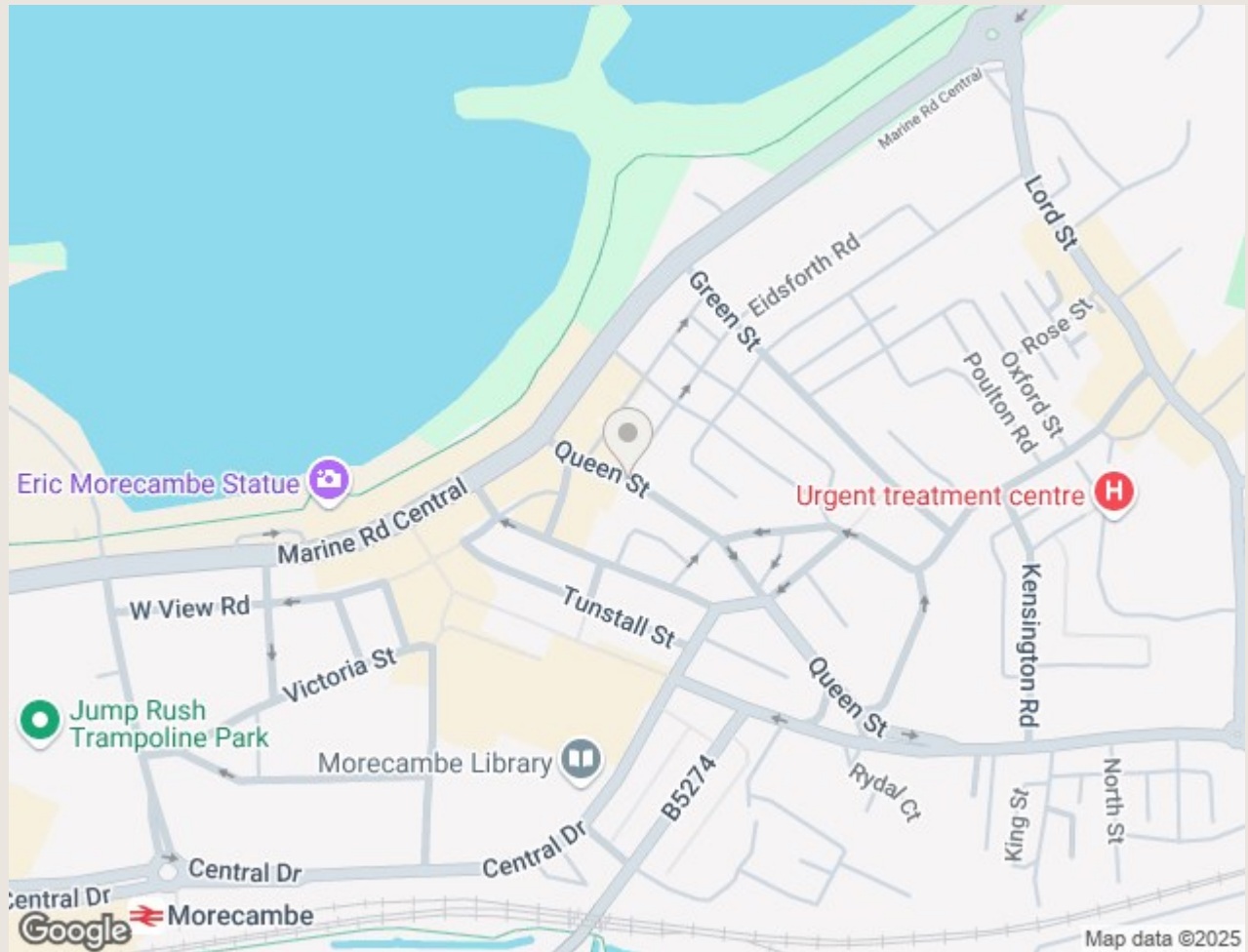
Second Floor



Third Floor



Take a nosey round



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