



37, 37a & 39 Princes  
Crescent, Bare,  
Morecambe, LA4 6RY

37, 37a & 39, Princes Crescent, Bare, Morecambe

## *The property at a glance*

2  2  4 

- Incredibly Versatile opportunity to purchase 3 completely 'Self Contained' units
- One currently leased and 2 offering vacant possession
- Located in the very heart of a popular vibrant Village with 120 Sq Miles of Morecambe Bay on the doorstep.
- 37 - This unit is leased to the current Tenants along with the Garden/Office
- 37a - Currently utilized as a Holiday Flat (previously offices) Vacant Possession offered or as going concern. Air B&B rating 5\* and Booking .Com 9.4
- 39 - Currently utilized as a Yoga Studio (previously Dress shop) Vacant Possession offered.
- Bare Lane Railway Station is just 5-minute walk away with access to Lancaster & the Main West Coast Line which is approx. 2.5 hours from both London & Edinburgh
- Direct Bus Services to The Lake District, Lancaster City/University & Carnforth
- 50-minute drive by car to the Lake District & Yorkshire Dales
- Freehold, EPC Rating C



Get in touch today

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info@gfproperty.co.uk  
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**£550,000**

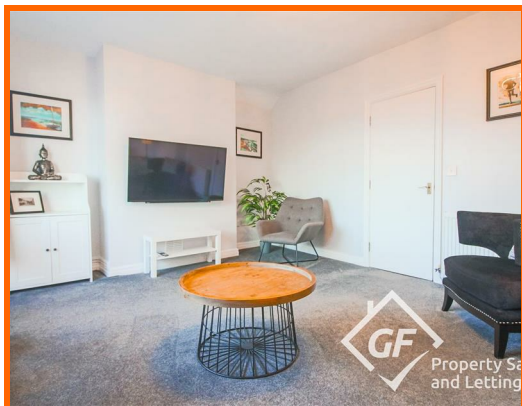
# Get to know the property

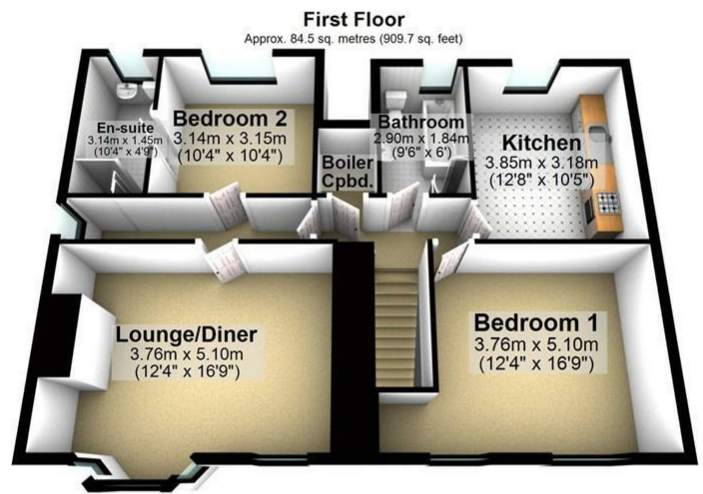
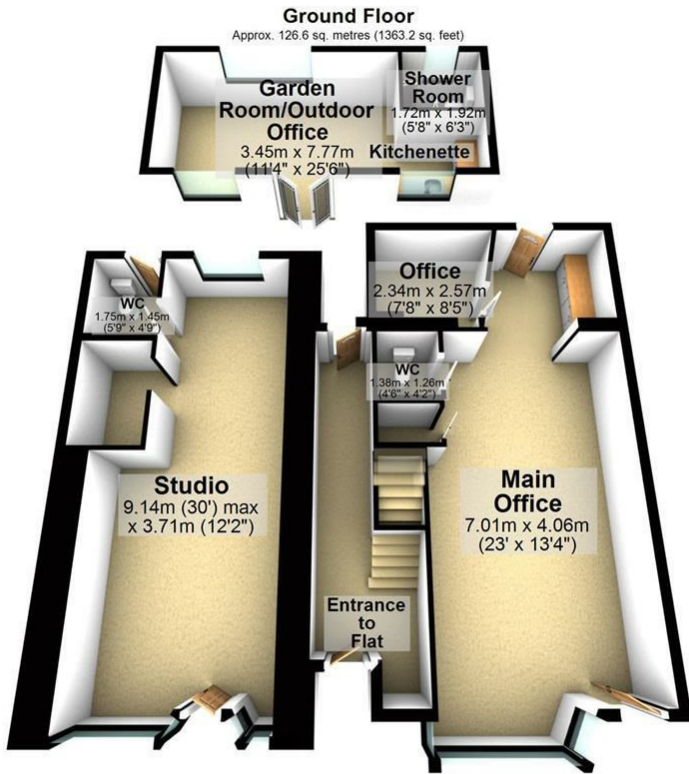


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- Direct Bus Services to The Lake District, Lancaster City/University & Carnforth.
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This property is incredibly versatile and offers a strong investment in a vibrant location with plenty of amenities and attractions nearby. The proximity to the sea front, local amenities and up and coming developments like the 'Eden Project North' make it an attractive prospect for potential buyers.

VIEWING IS BY STRICTLY BY APPOINTMENT ONLY ARRANGED THROUGH THE AGENTS.



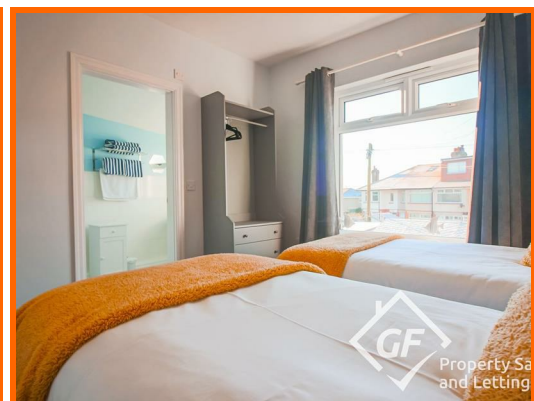
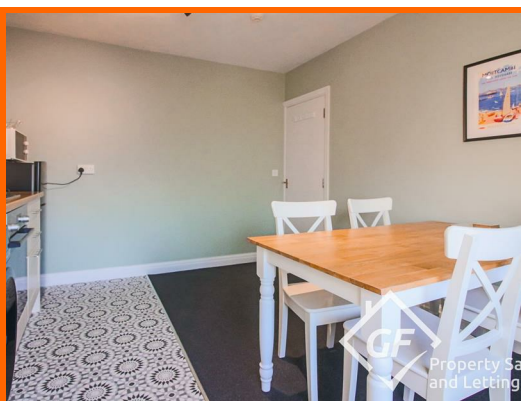


Total area: approx. 211.2 sq. metres (2272.9 sq. feet)

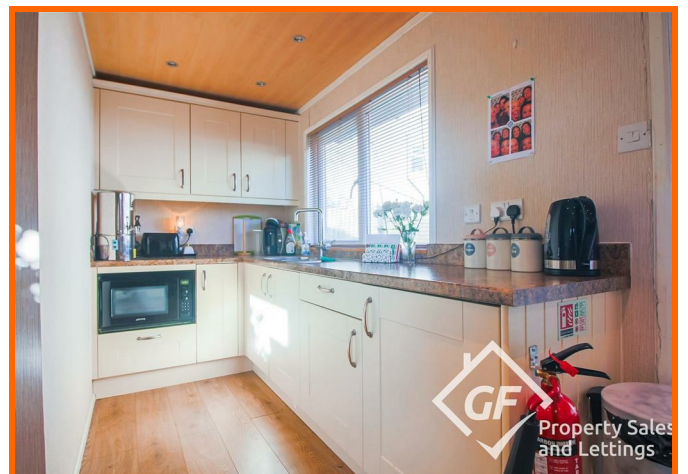
Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available. Plan produced using PlanUp.

### 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.



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## Ground Floor

Approx. 126.6 sq. metres (1363.2 sq. feet)



## First Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



Total area: approx. 211.2 sq. metres (2272.9 sq. feet)

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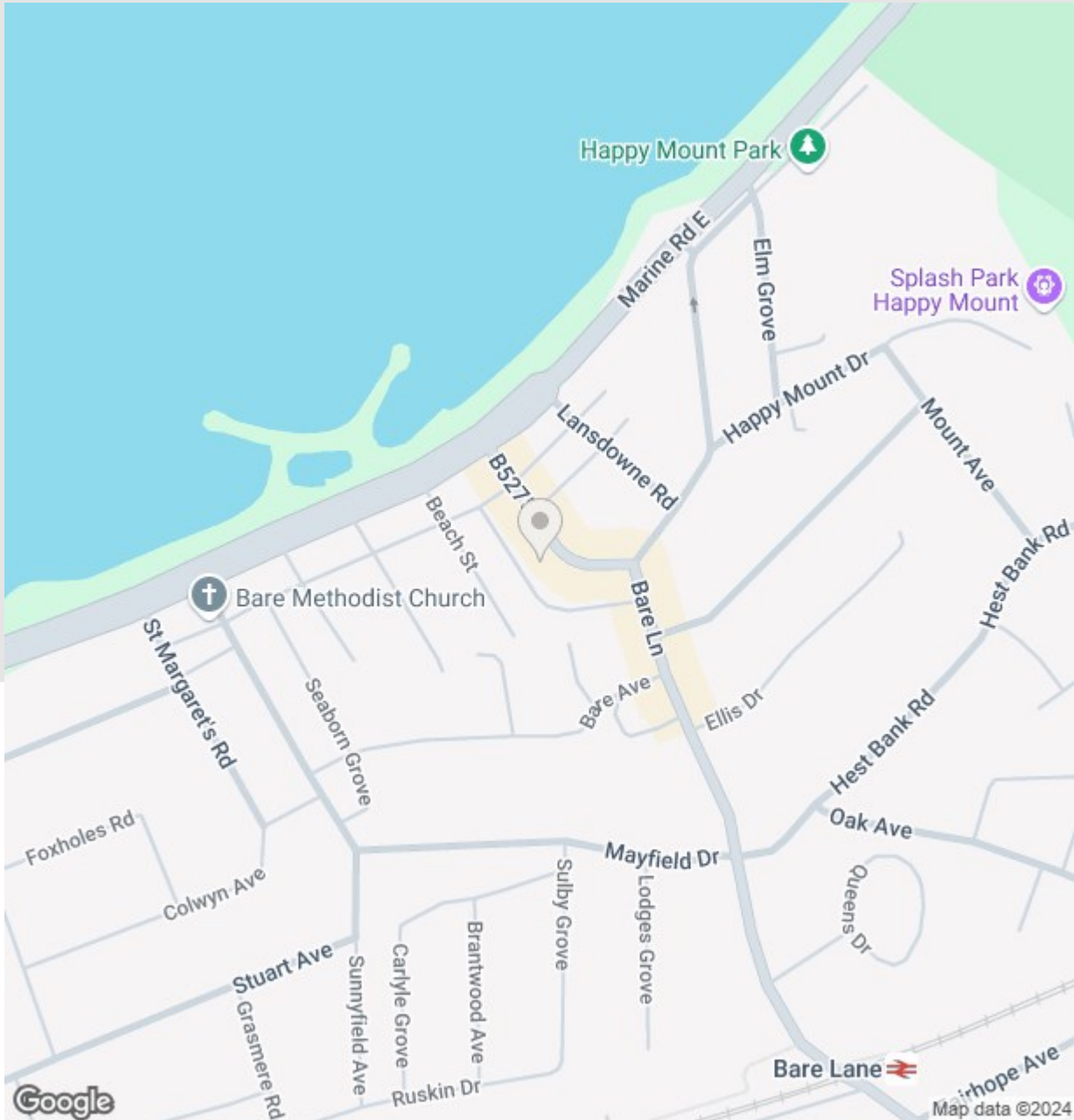
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(65-80) <b>C</b>			(65-80) <b>C</b>		
(55-64) <b>D</b>			(55-64) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	