



6 New Inn Yard, Poulton
Square, Morecambe, LA4 5PZ

6 New Inn Yard, Poulton Square, Morecambe

The property at a glance



- Two Storey Commercial Premises - Over 1900 Square Foot of Space!
- Ideal for Retail Use, Garage/Workshop or Warehouse Storage (Usage Subject to Permission)
- Potential for Conversion to Residential Accommodation for Holiday Let (Subject to Permission)
- Generous Shop Floor Space, Back Storage Room, Side Kitchen/Staff Room
- Large First Floor Storage Room, Office & WC
- Fantastic Investment Opportunity
- Great Location a Short Walk from Sea Front
- Morecambe Town Centre within Walking Distance

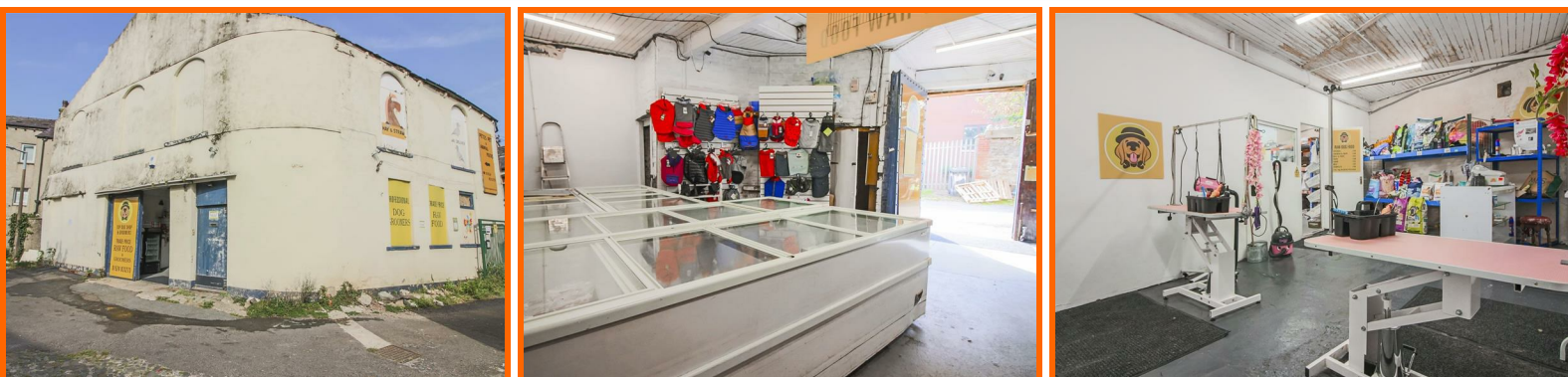


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£155,000

Get to know the property



A fantastic opportunity to purchase this two storey commercial unit, situated a short walk from the sea front and offering over 1900 square foot of space!

Whilst currently used for pet supply retail/groomer purposes, the unit is also an ideal space for a number of other uses such as a garage/repair shop, warehouse storage, conversion to residential accommodation for a buy to let investment/holiday let - subject to the relevant permissions.

The upcoming Eden Project Morecambe, currently in the initial development stages, is set to be a huge attraction with the footfall to the area set to hugely increase - which will be paramount for local businesses. It also presents an excellent opportunity for investors looking to create Air BnB/holiday lets in view of the Eden Project visitors.

To the ground floor of the premises, there is double doors opening to the generously proportioned, main room/shop floor, which in turn leads through to a side room - ideal for staff kitchen with ceramic sink inset into a base units with granite effect worktops - and a rear room with a fitted bath with shower above; perfect for a staff bathroom or treatment room.

Whilst requiring works of refurbishment, the first floor offers a large storage/stock room with vaulted ceiling, WC and smaller room - which would be ideal for an office.

Set in the popular Poulton-le-Sands area of Morecambe, the premises is in a great location within walking distance of the Town Centre and just a short walk from the promenade. Positioned just off Poulton Square with secure gated access leading down behind the New Inn public house, to New Inn Yard.

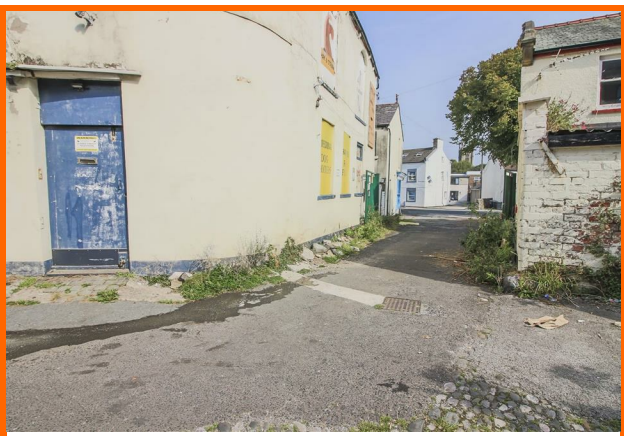
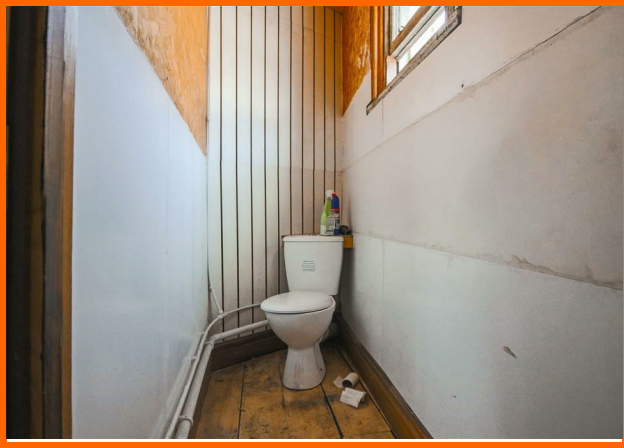
Rateable Value: £5,200

Disclaimer

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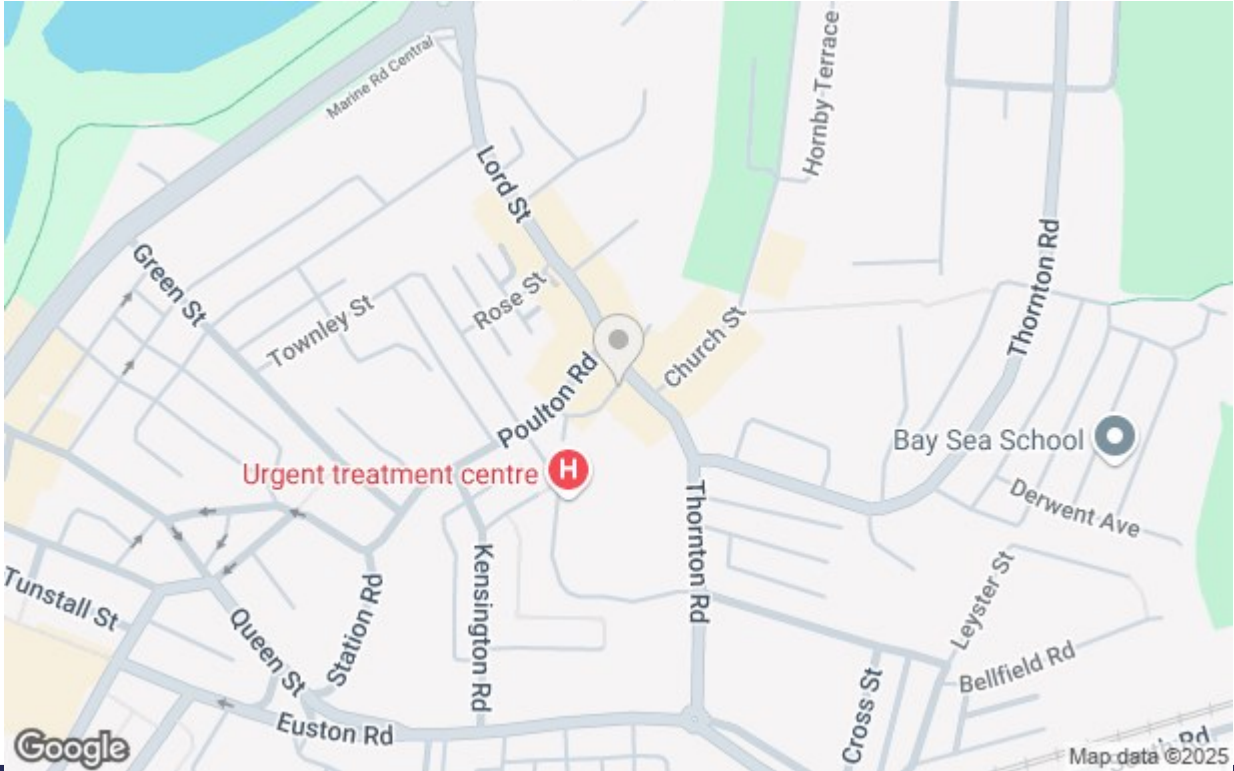
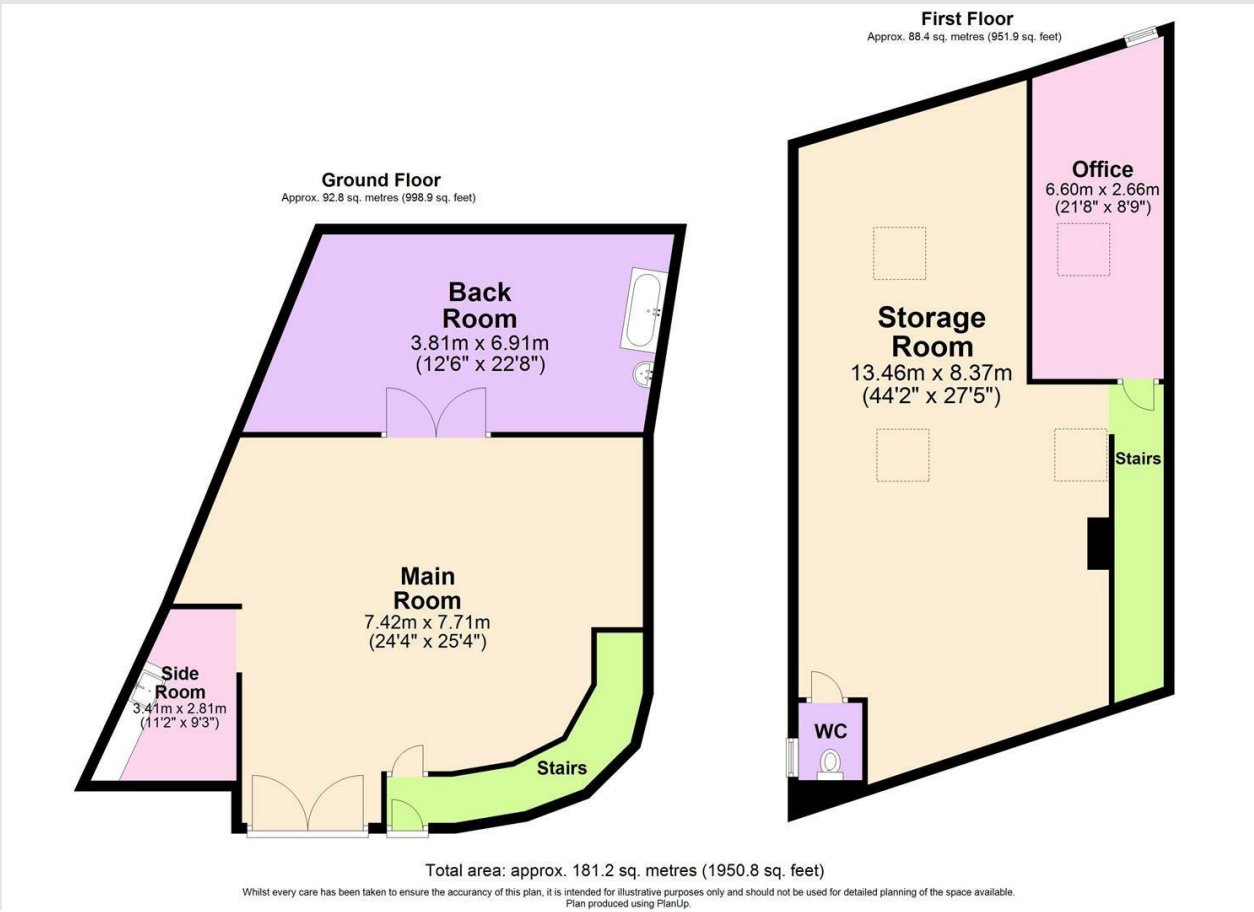
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			83
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) 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			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	