



233 Marine Road Central,
Morecambe, LA3 1BS

233, Marine Road Central, Morecambe

The property at a glance

10  5  5 

- Commercial Property & Seperate Maisonette/ Living Accomodation
- Investment Opportunity.
- Bursting With Potential
- CEPC Rating: TBC
- Spectacular Sea Views



Get in touch today

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£495,000

Get to know the property

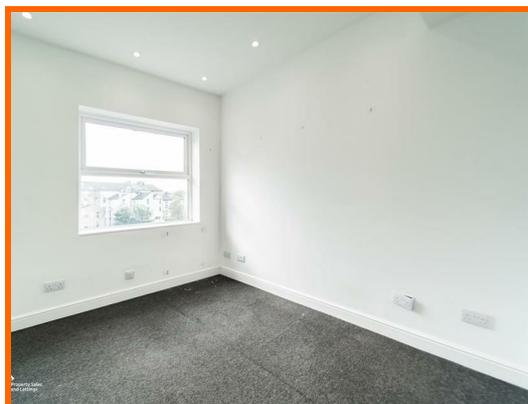


A SUBSTANTIAL COMMERCIAL OPPORTUNITY IN A PRIME LOCATION WITH ADDITIONAL TWO BED MAISONETTE WITH SPACIOUS LIVING ACCOMODATION.

Nestled in the heart of Morecambe, this expansive commercial property on Marine Road West boasts a substantial commercial space spread over four floors, including a spacious multiroom basement, this property offers a whopping approximate 8792 sqft of floor place. Furthermore, the property boasts a two bedroom maisonette

The prime location of this property provides stunning views overlooking the picturesque Morecambe Bay, making it a truly unique find. Whether you're looking to set up a new business venture or expand an existing one, this property is suitable for a variety of commercial uses, limited only by your imagination.

To truly grasp the full potential of this property, viewings are highly recommended. Don't miss out on the opportunity to own a piece of Morecambe's charm and make your mark in this vibrant seaside town.





Ground Floor

Vestibule

1.60m x 1.09m (5'3" x 3'7")

Two hardwood entrance doors, door to meter storage and hardwood single glazed door to hallway.

Hallway

3.23m x 3.05m (10'7" x 10')

Stairs to first floor.

First Floor

Landing

2.95m x 1.37m (9'8" x 4'6")

Smoke detector, stairs to second floor and door to reception room one.

Reception Room One

6.10m x 4.93m (20' x 16'2")

Single glazed hardwood windows, smoke detector, integrated ceiling speakers and door to hallway.

Hallway

8.00m x 3.56m (26'3" x 11'8")

Integrated ceiling speakers, wall and base unit, stainless steel sink with mixer tap and doors to 5 reception rooms, server room and WC.

Reception Room Two

5.51m x 4.32m (18'1" x 14'2")

Single glazed hardwood windows and smoke detector.

Reception Room Three

4.09m x 3.66m (13'5" x 12')

Single glazed hardwood windows and smoke detector.

Reception Room Four

3.38m x 2.41m (11'1" x 7'11")

Single glazed hardwood windows and smoke detector.

Reception Room Five

3.40m x 2.51m (11'2" x 8'3")

UPVC double glazed window and laminate worktop.

Reception Room Six

7.01m x 5.79m (23' x 19')

UPVC double glazed window, hardwood single glazed windows, storage cupboard and door to stairs to lower ground floor.

Server Room

2.77m x 0.99m (9'1" x 3'3")

WC

2.97m x 2.77m (9'9" x 9'1")

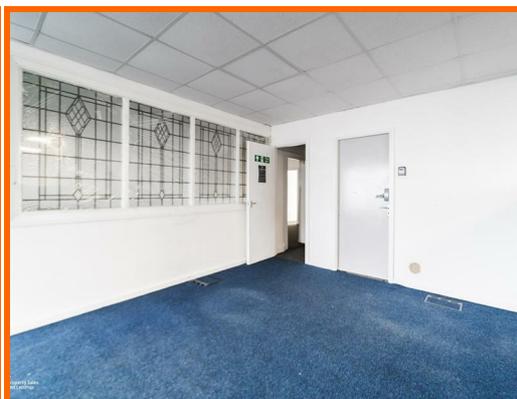
UPVC double glazed frosted window, two low level WC's in separate cubicles, two pedestal wash basins and laminae flooring.

Second Floor

Reception Room Seven

9.14m x 5.79m (30' x 19')

Single glazed hardwood windows, smoke alarm, integrated ceiling speakers and doors to two reception rooms and landing.



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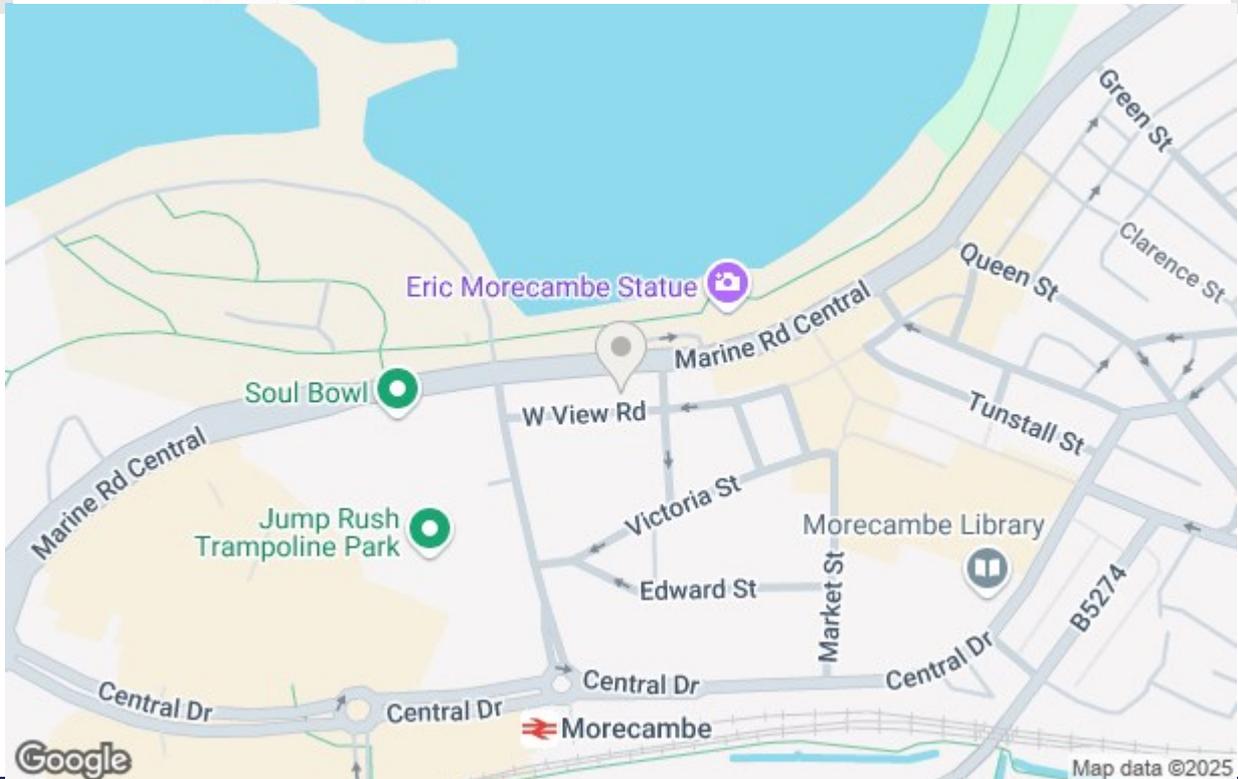
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(65-81) B	
(65-80) C		(55-80) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC