



All enquiries Ref: James Paterson



- **Substantial freehold three floor end terrace building is arranged as 6 self-contained units.**
- **Investment**

Location:

The property is situated on Westminster Road between its junction's with Sefton Road and Alexandra Road. The property is located within close proximity to the sea front and promenade and within a good range of other nearby amenities on Regent Road. Substantial shopping amenities are available locally within Morecambe Town Centre with a further range of shops, bars and restaurants found in Lancaster City Centre lying to the east. Public transport links are available at Morecambe Train Station located to the north east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A589 lying to the east and the A683 located to the south. Recreational pursuits are available locally. The Morecambe area is also under review for the construction of the Eden Project North. This eco-tourism project, fully supported by the new Labour Government, and which has recently received a funding boost of up to £2.5m will significantly enhance the area and boost the local economy.

Description:

Substantial freehold end terrace building arranged as 6 self-contained units arranged over ground, first and second floors.

Rent reserved:

£18,960 per annum (together with two vacant unit)

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



Accommodation:

Unit	Floor	Accommodation	Tenancy	Rent	EPC Rating	Council Tax:
Cottage Flat (with private access)	Ground (Rear)	One bedroom with en-suite shower room/WC Open plan kitchen/reception area Outside: front yard	Vacant	Vacant	D (25 sqm on EPC)	A
Flat 1	Ground (front)	One bedroom with en-suite shower room/WC Open plan kitchen/reception area	The property is let on an AST	£425.00 per calendar month	E (37 sqm on EPC)	A
Flat 2	First floor (rear)	Studio room with open plan kitchen, shower room/WC	The property is let on an AST	£350.00 per calendar month	E (30 sqm on EPC)	A
Flat 3	First floor (front)	Studio room with open plan kitchenette, shower room/WC	The property is let on an AST	£390.00 per calendar month	D (19 sqm on EPC)	A
Flat 4	Second (rear)	One bedroom with en-suite shower room/WC, kitchen, reception room	Vacant	Vacant	D (28 sqm on EPC)	A
Flat 5	Second (front)	Studio room with open plan kitchen, shower room/WC	The property is let on an AST	£415.00 per calendar month	D (21 sqm on EPC)	A