



The Morecambe Bay Hotel

Ref: 6445170

317-318 Marine Road Central, Morecambe, LA4 5AA

Freehold: £850,000

29 en suite bedrooms

Scope to significantly grow trade

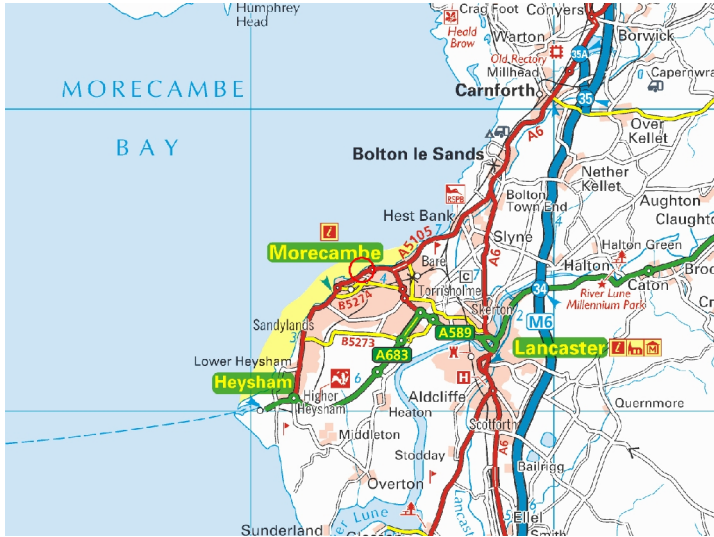
Located on Morecambe sea front

Ideal location for future Eden Project

Views over the bay and Lake District fells

Energy Rating E





Location

Facing the spectacular setting of Morecambe Bay, the hotel is the ideal location for leisure and business guests.

Positioned on the central promenade within walking distance of shops, cafes, restaurants, and bars and perhaps most importantly, is ideally located for the pending Eden Project North development site.

Morecambe is located within easy reach of the M6, Heysham Ferry Port for crossings to Isle of Man. The town is also served by a regular train service connecting to main line routes via Lancaster.

Internal Details

The hotel is accessed via steps from the pavement and into a foyer which leads into the main reception area and gives access to:-

- Reception desk and stairs to all floors
- Large lounge bar area
- Sun room with views out to the bay
- Breakfast and dining area
- Guest WC

Ancillary areas include staff office, commercial kitchen and laundry room.

Fixtures & Fittings

All fixtures, fittings and furnishings are to be included within the sale. Please request confirmation of this prior to offer.



Letting Accommodation

The 29 en-suite letting rooms are all accessed via the main staircase over the first and second floors of the hotel. There are a selection of single double and family rooms available in its current set up. All rooms have tea and coffee making facilities and TV's.

Owner's Accommodation

The hotel has a two-bedroom basement which could be used as staff/Managers accommodation which is accessed from the dining area of the hotel, as well as a fire escape exiting to the rear of the building.





External Details

There is a seating to the front of the hotel which extends out from the main entrance and there is a small car park to the rear of the building accessed via Eidsforth Road.

The Opportunity

Our clients are selling to concentrate on other interests.

The business is currently closed however could be reopened with relative ease for cashflow purposes whilst a long-term refurbishment program takes place.

Once reopened, additional revenue stream could include evening entertainment, evening dining and afternoon tea.

With the required planning consent there may also be scope to reconfigure into holiday or residential apartments.

Trading Information

The business has been closed for some time, therefore no trading information is available.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Joel Osbourne

Broker - Hotels

M:+44 7526 176 359

E:joel.osbourne@christie.com

Newcastle



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