



**FISHER
WRATHALL**
COMMERCIAL



1/2 Lunedale House Market Street, Morecambe, LA4 5DW Offers In The Region Of £395,000

FOR SALE - Units 1 and 2 Lunedale House on Market Street in the centre of Morecambe being sold together. Substantial premises with potential to alter the first floor areas into residential accommodation. We understand planning approval has already been given for conversion of all the upper parts into 3 apartments.

Extensive accommodation on both ground and first floor levels offering excellent potential. Ideal as an investment or for owner occupation.

Priced to sell. Viewing essential to fully appreciate the location and accommodation on offer.



Location

The premises are situated within Morecambe town centre and within a short walk of the promenade and sea views.

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which some funding has recently been granted. Designed to take into account the ecology of the Bay, Eden Project Morecambe will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Description

Two premises being offered together for sale with Unit 1 being former estate agency and Unit 2 being tenanted by Wolfwood.

Unit 1 is end terraced and offers some 2145 square feet or thereabouts overall. Unit 2 is mid terraced and offers some 2420 square feet or thereabouts overall.

Any queries as to use should be directed to the local planning authority.

Extensive accommodation on both ground and first floors with high visibility within the shopping centre opposite Subway and entrance to the Arndale Centre. Rear service road known as Derby Street.

Accommodation of Number 1

Ground Floor

Front Sales Area

36'11" x 24'2" (11.264 x 7.389)
Average overall measurement including partition.

Kitchen

15'4" x 6'6" (4.690 x 2.004)
Overall measurement, sink unit.

Store Room

9'9" x 5'1" (2.997 x 1.559)

Toilet

Wash basin, toilet.

Inner Hall

With staircase leading off.

First Floor

Main Store Area

36'1" x 24'11" (11.005 x 7.618)
Average overall measurement.

Kitchen

13'1" x 7'3" (4.007 x 2.228)
Maximum overall measurement.

Toilet

Wash basin, toilet.

Accommodation of Number 2

Ground Floor

Front Sales Area

46'1" x 24'7" (14.063 x 7.495)
Average overall measurement.

Store Room

20'9" x 9'4" (6.329 x 2.870)

Store Room / Kitchen

13'11" x 7'4" (4.249 x 2.239)

Toilet

Wash basin, toilet.

Inner Hall

With staircase leading off.

First Floor

Main Store Area

27'11" x 23'9" (8.517 x 7.248)
Average overall measurement.

Rear Store Area

32'2" x 16'2" (9.817 x 4.950)
Plus recess.

Passageway

32'7" x 3'11" (9.948 x 1.197)

Toilet

Wash basin, toilet.

Services

Mains electricity, water and drainage connected.

VAT

The premises are elected for VAT purposes so VAT will be payable on top of the purchase price.

Rateable Values

Unit 1 - £17,750

Unit 2 - £16,750

Income

Unit 2 is currently let to Wolfwood who are holding over on their existing lease and paying £1,000 per calendar month including VAT. They have requested a new lease and are prepared to pay a higher rent as they are established in this location, subject to contract.

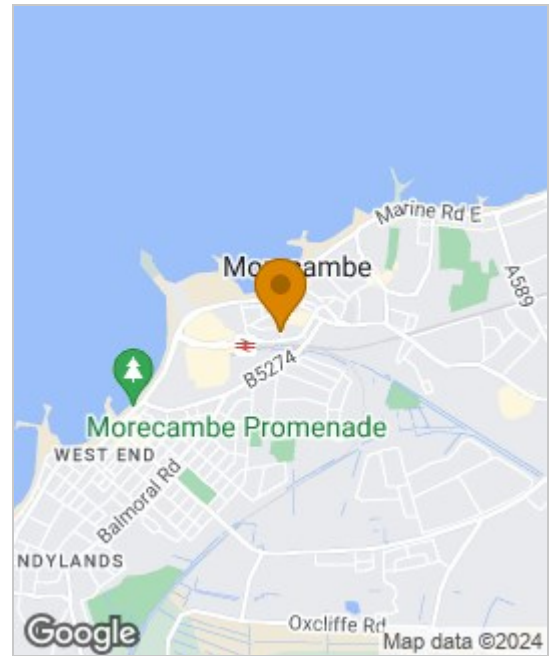
Legal Costs

Each party to be responsible for their own legal costs.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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