



**FISHER
WRATHALL
COMMERCIAL**



**51 Euston Road, Arndale Shopping Centre, Market Street,
Morecambe, LA4 5DH
£25,000 Per Annum**



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Location

The Arndale Shopping Centre and its adjacent Euston Road units are found right in the heart of Morecambe Town Centre. The light and spacious shopping centre provides for a comfortable year-round shopping experience thanks to the centres enclosed facilities.

The Centre benefits from several customer entrance points allowing for easy access and is located near to 3 car parks operated by the local authority. There are also spaces for 1-hour free stays located streetside on most major side streets around the Centre.

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

The central location of the Arndale Shopping Centre allows for its occupants and visitors to take full advantage of the public transport links operating within very close proximity to the Centre. The local railway station is some 7 minutes' walk away and the local bus services provide direct links to Lancaster and Lancaster University with additional connections running every 15-20 minutes to the likes of Keswick, Preston and Blackpool.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which a planning application has been submitted and funding agreed with Central Government. Designed to showcase 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. The proposed Eden Project Morecambe will not be far away from the Arndale Shopping Centre.

Description

A purpose-built shopping centre housing a considerable number of staple name occupiers such as Boots, Iceland, Halifax, Greggs, Poundland, Poundstretcher, Subway, Burger King and

other well-known household names, with the scope for more occupiers.

The new landlord has only recently taken over the centre and is keen to open their doors to new occupiers and opportunities. Be a part of Morecambe's shopping experience!

Enquire about availability and arrange a viewing as soon as possible.

Accommodation

Located on the busy high street in the heart of Morecambe Town Centre, 51 Euston Road offers a substantial retail space within walking distance of the Arndale Shopping Centre. This property, covering approximately 1711 square feet, is strategically situated to capitalize on the consistent pedestrian traffic from the nearby shopping center, making it an ideal location for retail engagement.

This unit is uniquely advantageous with two entrances: one opening directly onto the high street and another inside the Arndale Centre, facilitating 24-hour access. This dual access enhances the property's visibility and versatility, accommodating a range of business operations.

Spanning two floors, the space includes areas designated for retail activity as well as additional office and storage space, providing a practical layout for diverse business needs. The presence of multiple functional areas within the unit allows for a flexible use of the space, catering to various commercial pursuits. This property is well-suited for businesses looking for a prominent location with adaptable facilities in Morecambe's central commercial district.

Additional storage facilities located within the Arndale upper floor storage units can be acquired for an additional fee.

VAT & Service Charge

The property is registered for VAT, so VAT will be applicable to outgoings, quoted rent is exclusive of VAT. A Service Charge and a Fair Portion of insurance will also be payable.

Business Rates

To be advised.

EPC

EPC's are available upon request.


Viewing Arrangements

Strictly by appointment with the SOLE AGENT 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 	

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