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COMMERCIAL

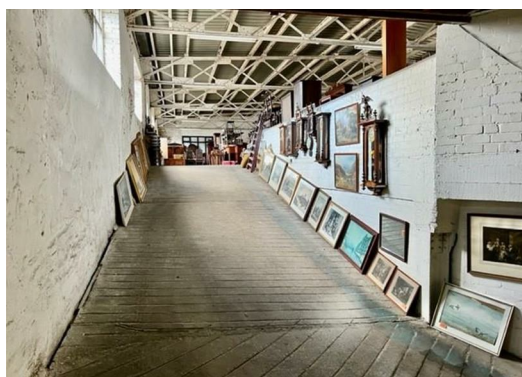


## Tyson's Antiques Clark Street, Morecambe, LA4 5HT Price Guide £550,000

**FOR SALE** - This substantial and iconic two-storey warehouse building, formally utilised for the sale of antiques and previously as a car showroom, offers an expansive and character-rich environment. The building features an inner car ramp and provides approximately 12,000 square feet of versatile space. Its historical use and spacious layout present tremendous potential for a variety of uses, subject to any necessary planning permissions.

Ideal for a developer, this property offers excellent prospects for conversion into multiple flats or other living accommodations, capitalising on its generous size and unique architectural features. Additionally, the structure's scale and location make it a suitable candidate for development into a boutique hotel with a restaurant, enhancing its appeal as a commercial investment.

Now available due to retirement, this building is a prime opportunity for those looking to develop a standout property in a sought-after location. Viewing is essential to fully appreciate the building's potential and the diverse possibilities it offers for transformation and revitalisation.



## Location

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 North for which a planning application has been recently submitted.

Designed to take into account the ecology of the Bay, Eden Project North 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

This substantial warehouse premises, formerly used for the storage and sale of antiques, has demonstrated its adaptability and robust structure for many years. Before serving as an antique warehouse, the building functioned as a car showroom, showcasing its versatile space and accessibility.

Located on Clark Street in the Poulton area of Morecambe, the property enjoys a strategic position very close to Marine Road and the seafront, making it highly accessible and well-placed for a variety of business or leisure developments.

Ideal for a developer seeking their next project, this property offers limitless residential or commercial conversion opportunities. Whether the plan is to transform it into luxury apartments, a retail complex, or a mixed-use development, the potential is extensive. The building's

substantial size and prime location make it a particularly attractive investment for those aiming to capitalize on the area's development and growth prospects.

## Accommodation

This two-storey premises boasts an extensive overall floor area of approximately 12,000 square feet, offering a large, adaptable space suitable for a variety of business or development purposes. Previously used as a car showroom, the building features an internal car ramp that leads up to the first-floor accommodation, complemented by convenient street access on the ground floor.

Currently, the property is vacant, presenting an immediate opportunity for occupancy or redevelopment. This setup is particularly advantageous for potential buyers or tenants seeking a blank canvas to tailor the space according to specific business needs or creative visions. The substantial size and unique features such as the internal ramp make it ideal for automotive businesses, large retail ventures, or even as an innovative residential conversion project. The property's ample square footage and structural facilities support significant potential for transformation into a bespoke commercial or residential complex.

## Services

Mains electricity, water and drainage connected.

## Rateable Value

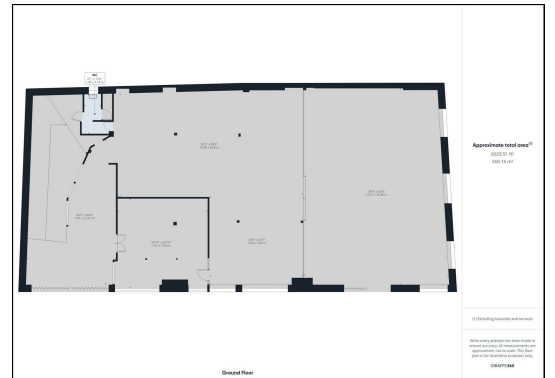
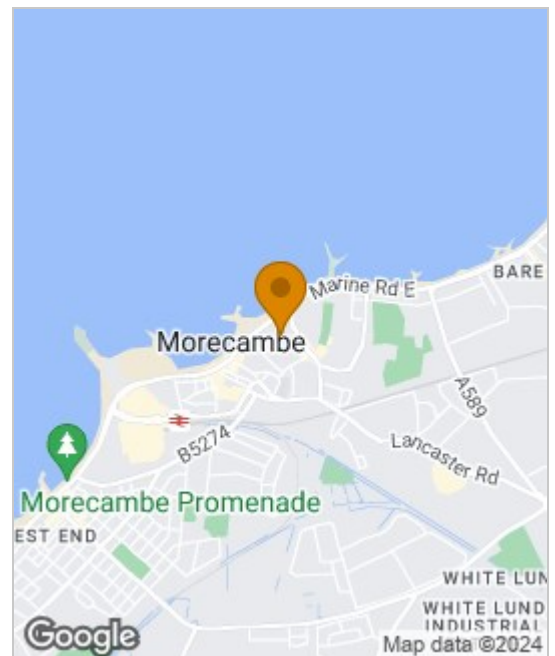
£17,500.

## Tenure

Freehold premises being sold with vacant possession.

## 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](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

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

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