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**Autostore Mellishaw Lane, Morecambe, LA3 3FB**  
**£150,000 Per Annum**



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## £150,000 Per Annum



### Location

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

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.

### Description

TO LET - Car Showroom premises situated in an extremely prominent and visible trading location fronting Mellishaw Lane and The Bay Gateway which leads out to the M6 motorway. Prime location.

Large site area of some 1.25 acres or thereabouts able to display externally in excess of 120 cars together with modern glazed car showrooms capable of displaying a further 18 cars internally. The car showroom complex includes two showrooms plus a number of offices at ground and first floor levels, service department, parts department, preparation bay, mot bay and service bay with external access through 10 roller shutter doors and space for a number of ramps.

Overall floor area of the buildings some 11,000 square feet or thereabouts.

### Accommodation of Building

#### Main Front Car Showroom

90' x 17' plus wrap around 25' x 13'6" (27.43m x 5.18m plus wrap around 7.62m x 4.11m)  
Extensive window display.

#### Side Car Showroom

81'6" x 24'9" (24.84m x 7.54m)  
Extensive window display, access to first floor offices.

### Reception Area

14'2" x 10'10" (4.32m x 3.30m)  
Seating Area.

### Manager's Office

11'5" x 10'8" (3.48m x 3.25m)

### Office

13'5" x 9'10" (4.09m x 3.00m)

### Office

12'4" x 9'2" (3.76m x 2.79m)

### Office

11'9" x 9'9" (3.58m x 2.97m)

### Service Office

15'1" x 11'5" (4.60m x 3.48m)

### Rear Office

10'7" x 8' (3.23m x 2.44m)

### Parts Department plus Mezzanine above

20'2" x 19'1" plus mezzanine 26'10" x 17'7" (6.15m x 5.82m plus mezzanine 8.20m x 5.36m)  
With internal staircase.

### Preparation Bay

38'8" x 23'2" (11.80 x 7.07)  
Spacious valeting bay with 3 roller up and over doors.

### MOT Bay

30'11" x 22'4" (9.44 x 6.82)  
with ramp and rollers, 2 roller up and over doors.

### Service Bay

59'4" x 24'10" (18.10 x 7.57)  
With 3 ramps and 4 roller up and over doors.

### Various Toilets and Kitchen areas

### First Floor

### Office

14'0" x 12'8" (4.28 x 3.87)

### Office

12'9" x 9'11" (3.90 x 3.04)

### Services

All mains services available.

### Extensive Car Parking

External hard standing display for in excess of 120 cars plus a further 18 internal within the car showrooms.

Segregated access to the preparation bay, mot bay and service bay.

Further ancillary parking. Access off Mellishaw Lane at the roundabout.

### Rateable Value

£94,500.

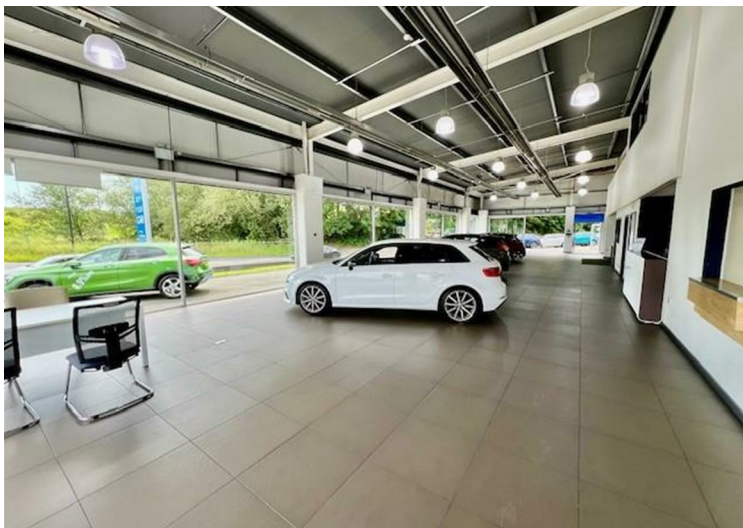
### VAT

The subject premises are elected for VAT purposes, so VAT will be due and payable on top of the rent.


### 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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