



FOR SALE/TO LET - GARAGE, TOWNLEY STREET, MORECAMBE

**FOR SALE £60,000 FOR THE
FREEHOLD/FOR RENT £6,000 PER ANNUM**

812 Sq Ft (75.43 Sq M)



**FISHER
WRATHALL**
COMMERCIAL

Interested in this property? Just give us a call on **01524 69922**

GARAGE ADJECT , 1 TOWNLEY STREET, MORECAMBE, LANCASHIRE

Location

The subject premises are situated in the Poulton area of Morecambe within short walking distance of Morecambe town centre and The Promenade.

Description

Lock-Up Garage - Versatile Space with Development Potential (Subject to Planning)

This spacious lock-up garage offers a flexible layout, currently divided into two sections, making it suitable for a variety of uses including vehicle storage, workshop activity, or general storage. The property benefits from existing plumbing for toilet facilities and electrical connections for lighting and power outlets, ensuring convenience and practicality for immediate use.

With ample room to accommodate multiple cars and an open-plan feel, the premises provide generous and adaptable space to suit a range of commercial or private purposes. Located within a mixed-use area surrounded by residential flats and houses, the property may also offer potential for future development or conversion to residential use, subject to the necessary council approvals.

Combining accessibility, functionality, and future potential, this property presents an excellent opportunity for investors, tradespeople, or private owners seeking a secure and versatile building with strong underlying development prospects.

Accommodation

	Sq Ft	Sq M
Garage	812	75.43
TOTAL	812	75.43

Car Parking

3 spaces available.

Services

Mains water and electric all collected

EPC

N/A

Use Class

Garage/Storage

Lease Terms

To be agreed with landlord

VAT

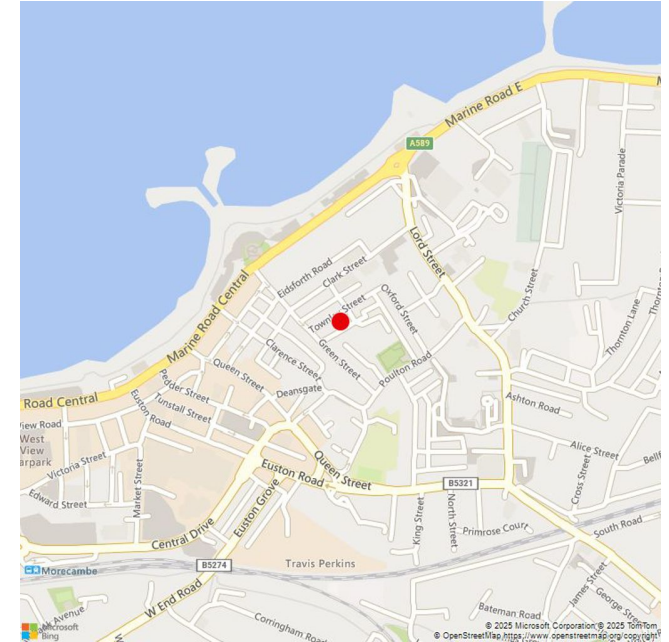
This premises is elected for VAT.

Legal Costs

Each party to bare their own costs

Planning

The owner is currently looking at the possibility of using the land for residential conversation. This would require planning permission from the council which has not been granted yet.



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



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