



R&B
ESTATE AGENTS

118/120 Heysham Road,
Heysham, Morecambe, LA3 1DH

118/120, Heysham Road, Heysham, Morecambe

The property at a glance 2 1 1

- Shop Premises With Flat Over
- Potential For Redevelopment
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band (Flat): A
- CEPC/EPC Rating: TBC

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£130,000

Get to know the property



GROUND FLOOR SHOP SPACE AND TWO BEDROOM FIRST FLOOR FLAT - FLAT TENANT IN SITU

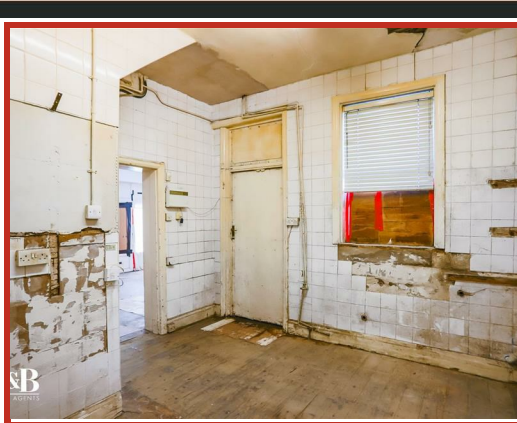
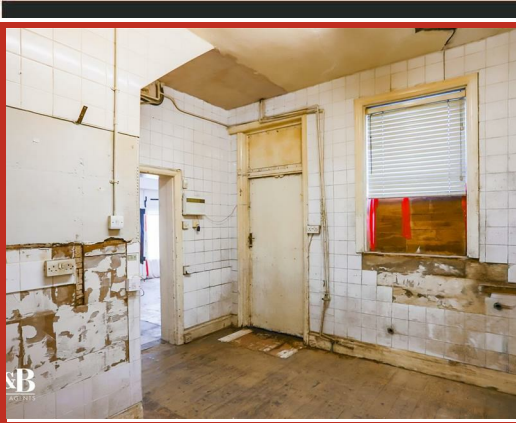
Nestled on Heysham Road in the charming area of Morecambe, this end terrace property presents a unique opportunity for both investors and those seeking a home with added commercial potential. The property comprises a ground floor commercial premises, featuring a generous shop floor space, a back preparation room, a large cellar, and a secure rear yard, making it ideal for a variety of business ventures.

Above the commercial space, you will find a delightful two-bedroom flat that boasts a spacious living room and kitchen, both of which offer stunning coastal views. The flat is currently tenanted, providing an immediate income stream for prospective buyers.

While the property does require some updating, it is brimming with potential for those looking to enhance its charm and functionality. The popular location ensures that both the commercial and residential aspects of the property are well-positioned to attract interest from locals and visitors alike.

This is a rare opportunity to acquire a versatile property that combines residential comfort with commercial viability in a sought-after area. Whether you are looking to invest or to create a home with a business, this property on Heysham Road is certainly worth considering.





Ground Floor (Shop)

Shop
4.83m x 4.85m (15'10 x 15'11)
UPVC double glazed entrance door, two shop front windows, part wood panel elevations, store room and flat entrance hall, UPVC double glazed door to rear.

Store Room
3.71m x 3.43m (12'2 x 11'3)
UPVC double glazed window, tiled elevation, door to cellar and door to rear.

Cellar
7.92m x 5.51m (26' x 18'1)
Stainless steel sink with draining board and traditional taps.

Ground Floor (Flat)

Hall
3.18m x 1.50m (10'5 x 4'11)
UPVC entrance door and stairs to first floor.

First Floor

Landing
Central heating radiator, picture rail, fitted storage, doors to reception room and two bedrooms and open access to kitchen.

Kitchen
2.39m x 1.78m (7'10 x 5'10)
Two UPVC double glazed windows, wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor fan, tiled splash back, stainless steel sink with draining board and mixer tap, space for undercounter fridge, plumbing for washing machine and door to bathroom.

Bathroom
2.39m x 1.78m (7'10 x 5'10)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, wood clad ceiling, tiled elevation and vinyl flooring.

Bedroom One
3.86m x 2.62m (12'8 x 8'7)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
3.40m x 2.79m (11'2 x 9'2)
UPVC double glazed window and central heating radiator.

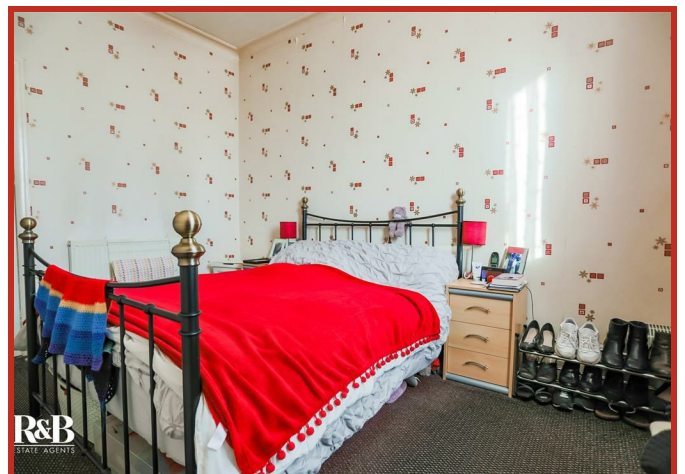
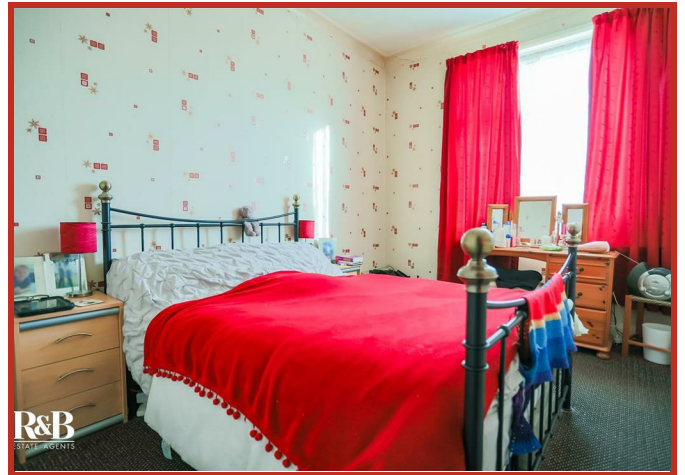
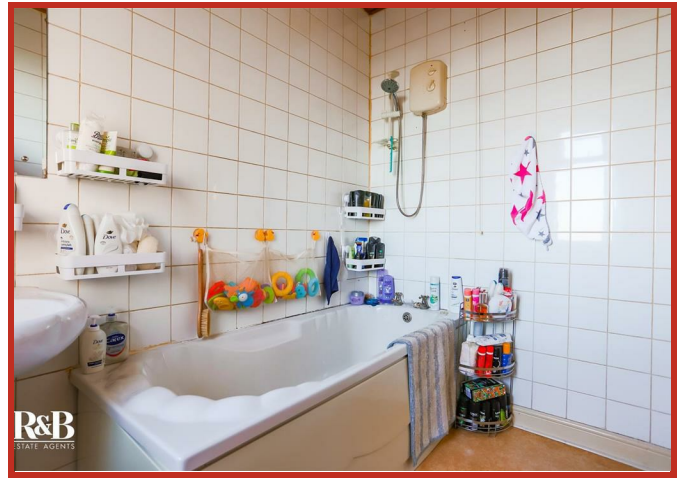
Reception Room
4.55m x 3.89m (14'11 x 12'9)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, electric fire, marble hearth, wood mantle and TV point.

External

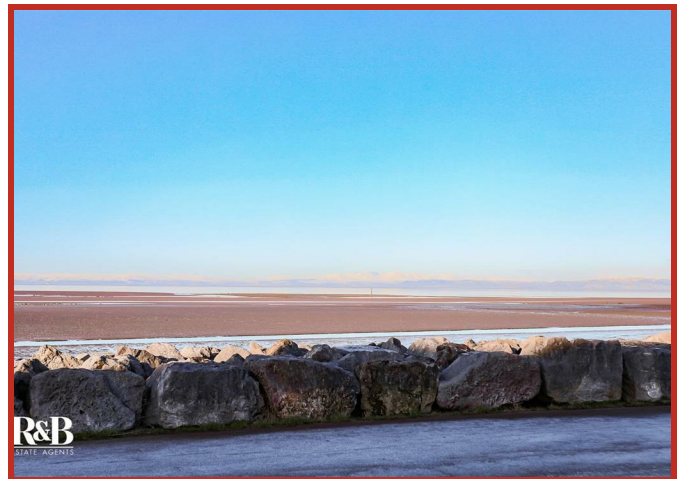
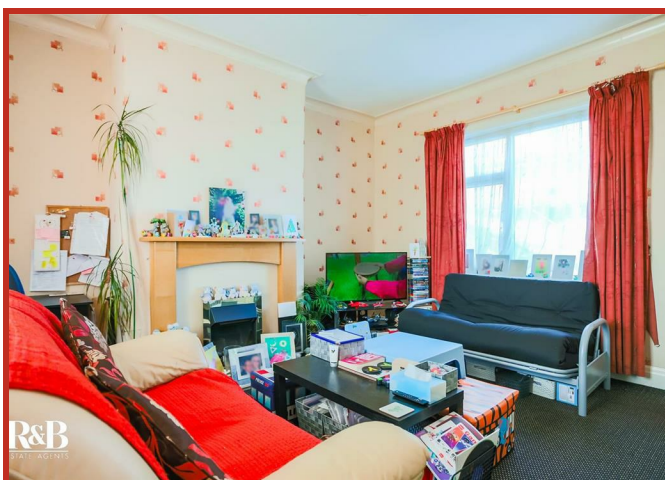
Rear
5.44m x 3.63m (17'10 x 11'11)
Enclosed yard with gated access to rear.



118/120 Heysham Road,
Heysham, Morecambe, LA3
1DH



118/120 Heysham Road,
Heysham, Morecambe, LA3
1DH



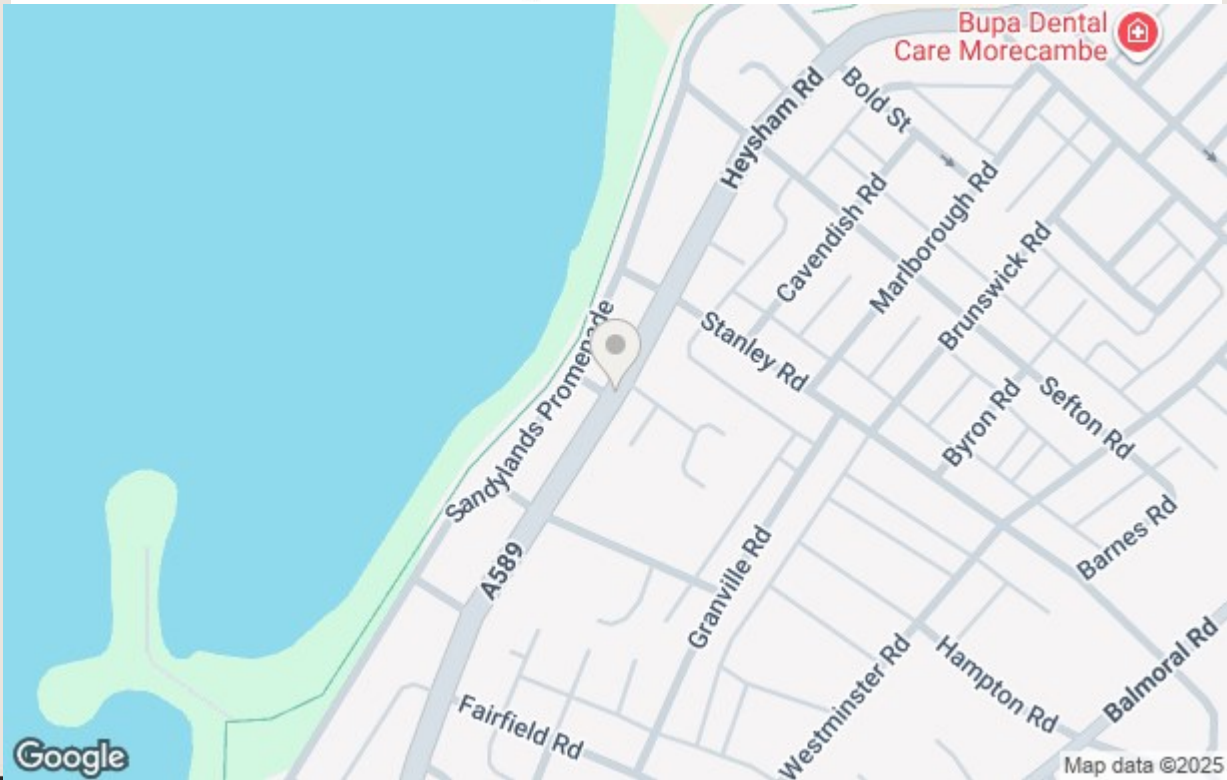
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

Take a nosey round



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

