



19 Victoria Street, Morecambe,  
LA4 4AE

19 Victoria Street, , Morecambe

## *The property at a glance*

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- Commercial Space Available Located in Morecambe Town Centre
- On Street Parking
- Spacious accommodation
- Kitchen Area
- Seperate Toilet
- Cellar for storgae
- Electric Heating
- Gas available if required
- Available Now
- On Street away from Morecambe Promenade



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £7,200

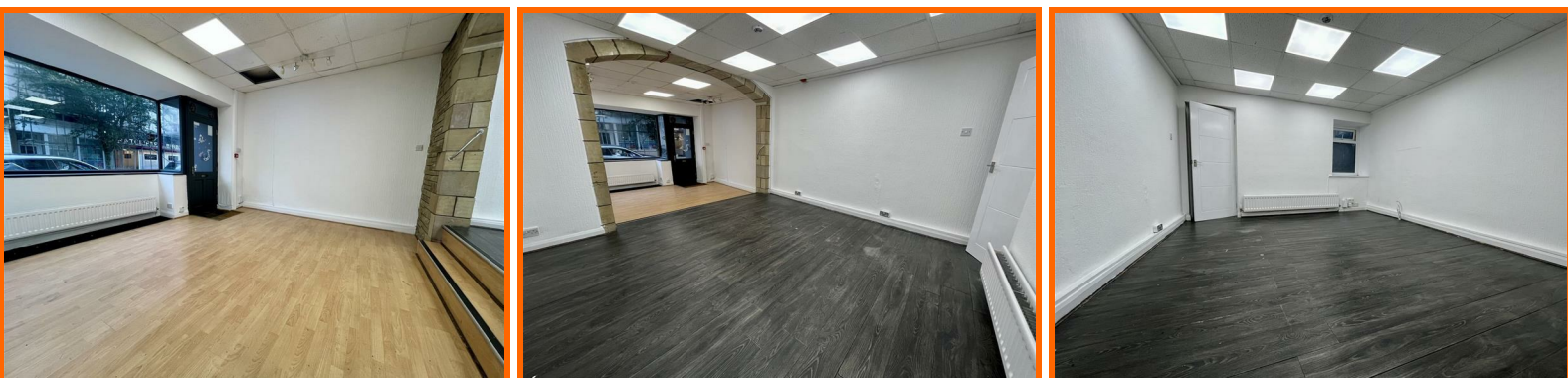
# Get to know the property



Nestled in the heart of Morecambe on the bustling Victoria Street, this charming shop presents an excellent opportunity for those seeking a prime commercial space. The property boasts two spacious reception rooms, providing ample room for customer interaction and display. The layout is designed to maximise functionality, making it ideal for a variety of business ventures.

The shop is well-equipped with a bathroom, ensuring convenience for both staff and customers alike. Its location on Victoria Street offers high foot traffic, making it a strategic choice for any entrepreneur looking to establish or expand their business in this vibrant area.

With its inviting atmosphere and potential for growth, this property is not just a shop; it is a gateway to success in the thriving Morecambe community. Whether you are an experienced business owner or a newcomer to the market, this space is ready to accommodate your vision and help you flourish. Do not miss the chance to make this property your own and take advantage of all that Morecambe has to offer.



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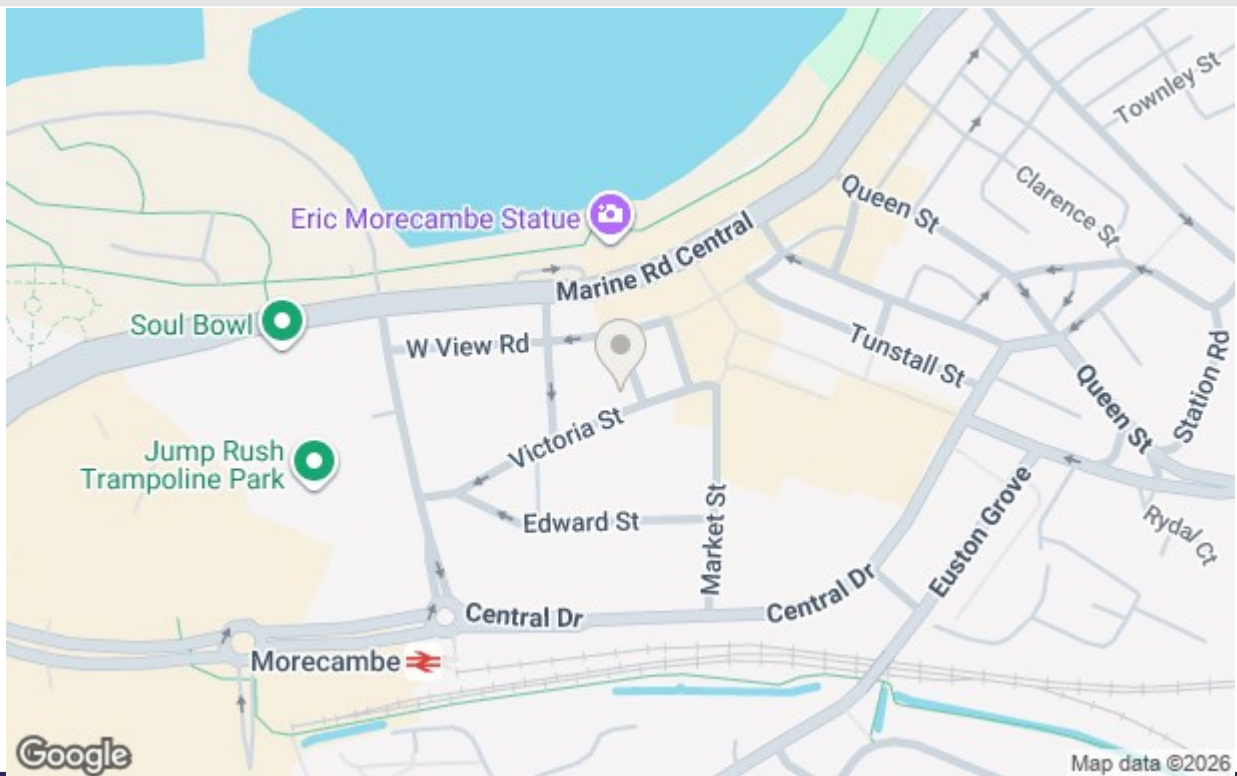
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# Take a nosey round



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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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