



28, Woborrow Road,  
Heysham, Morecambe, LA3  
2PW

28, Woborrow Road, Heysham, Morecambe

## The property at a glance

- Fantastic Commercial Unit
- Neutrally Presented Shop Floor
- Good Size Window Space
- Kitchen/Staff Room & WC
- Shared Yard to Rear
- Great Location in Heysham Village
- Ideal for a Variety of Businesses

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**£525**

# Get to know the property



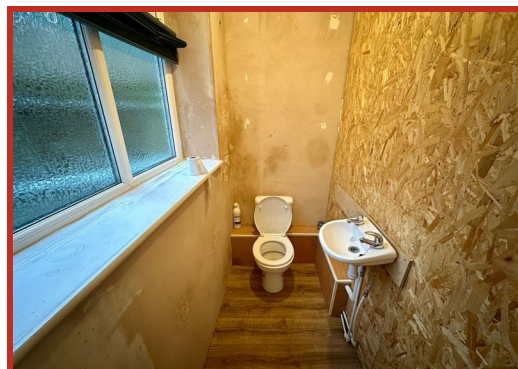
Fantastic commercial unit set in the heart of Heysham village - a great location for a number of businesses, with the upcoming Eden Project North due to attract thousands of visitors to the Heysham & Morecambe area.

A great blank canvas with neutrally presented shop frontage with good window space, a kitchen/staff room and WC. The premises would lend itself to a variety of business types, subject to the relevant permissions - it has been most recently used for A1 retail purposes and previously for dentistry purposes.

Externally, the property offers a shared rear yard.

The property is in a great location close to all local amenities including shops, cafes and bus routes. The area has also particularly benefited from the 'The Bay Gateway', which links the Morecambe and Heysham areas to the M6 motorway, providing improved access to the Lake District and areas further afield.

Morecambe Promenade has undergone considerable redevelopment over the past few years with various events such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival now drawing in large numbers of visitors to the Morecambe & Heysham area. The proposed Eden Project North will also be a huge attraction for the area - which is currently in the planning stage but is set to be a seaside twist on the successful Eden Project in Cornwall.



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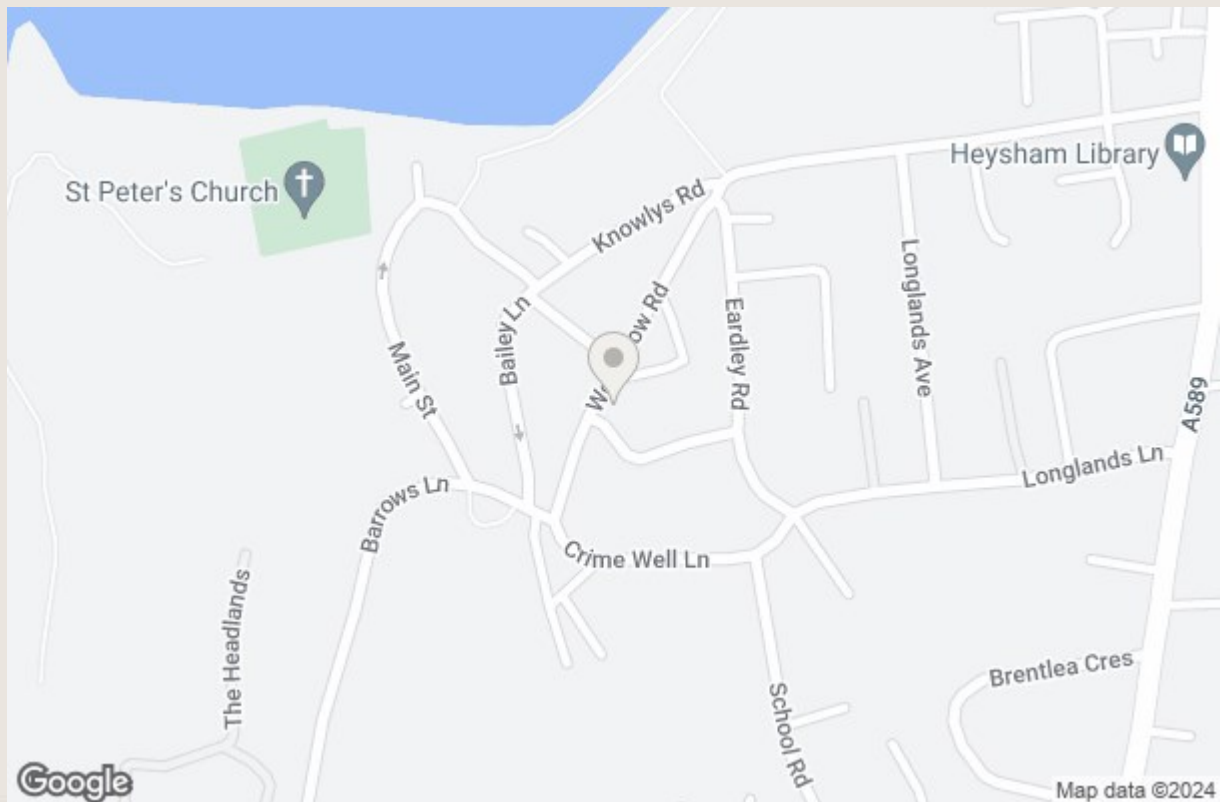
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# Take a nosey round



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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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		