



Eric's Cafe, 245 Marine Road  
Central, Morecambe, LA4 4BJ

245 Marine Road Central, , Morecambe

## *The property at a glance*

0  1  1 

- Investment Opportunity
- Seafront Cafe
- Kitchen, Cafe Bar, Seating Areas, Bathroom Facilities
- Central Promenade Location
- Lovely Views
- Property Banding:
- EPC: D



Get in touch today

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# £210,000

# Get to know the property



Nestled in the heart of Morecambe, this charming café presents an excellent investment opportunity for those looking to enter the thriving hospitality sector. Located on Marine Road Central, the property boasts a prime position on a bustling promenade, ensuring a steady flow of foot traffic throughout the year.

The café features a well-equipped kitchen and a welcoming café bar, making it an ideal spot for both locals and tourists alike. Its proximity to the iconic Eric Morecambe Statue adds to its appeal, drawing visitors who are eager to enjoy a delightful meal or a refreshing drink while taking in the lovely outlook of the surrounding area.

With one reception room and a bathroom facilities, this property is perfectly suited for a variety of uses within the café and dining sector. The vibrant atmosphere of the central promenade enhances the potential for success, making this an enticing prospect for any aspiring business owner.

Do not miss the chance to own a piece of this lively location, where you can create memorable experiences for your customers in a setting that is both picturesque and strategically advantageous.

## Shop

Wood single glazed window, glass splash back, LVT floor, booth seating areas.

## Kitchen

Oven, sinks, lino floor.

## WC

Half tiled to complement, dual flush WC, wall mounted sink with mixer tap, lino floor.

## Accessible WC

Extractor fan, dual flush WC, vanity sink with mixer tap, extractor fan, fully tiled, lino floor.

## WC

Extractor fan, fully tiled, dual flush WC, vanity sink with mixer tap, lino floor.

## Front

Paving/ seating area.

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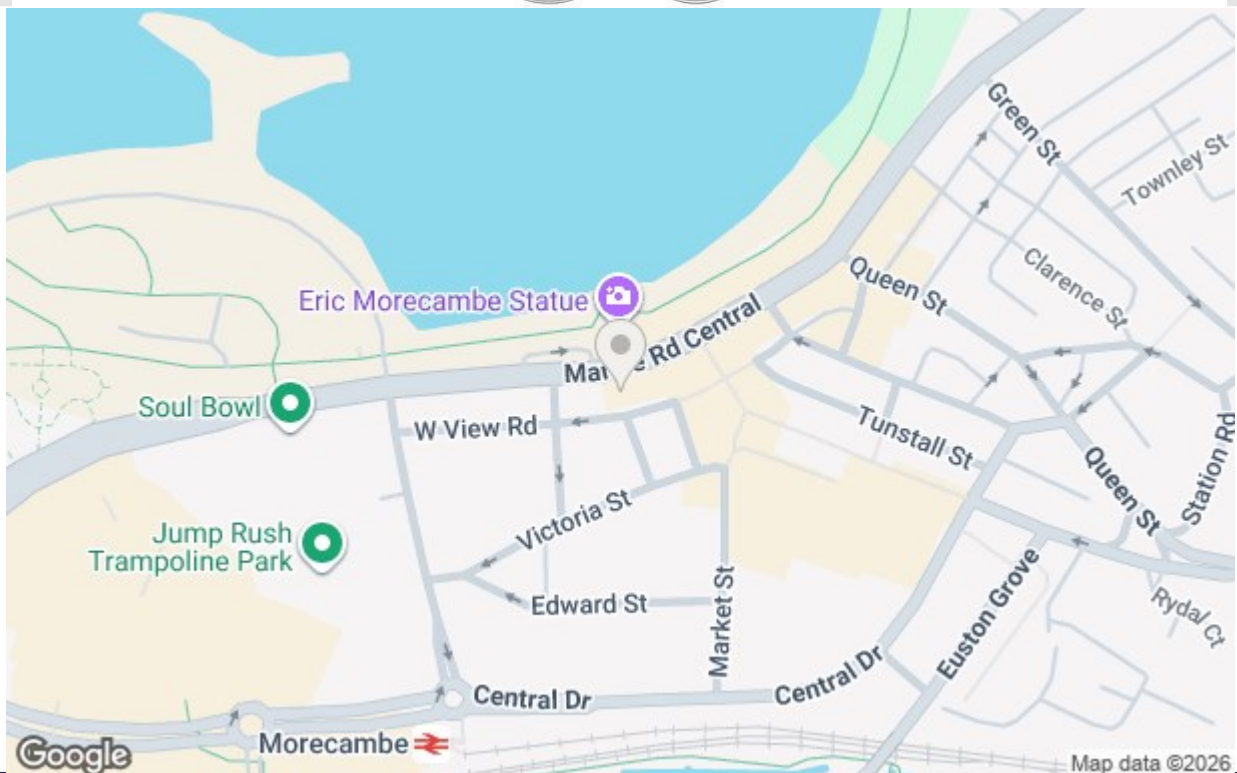
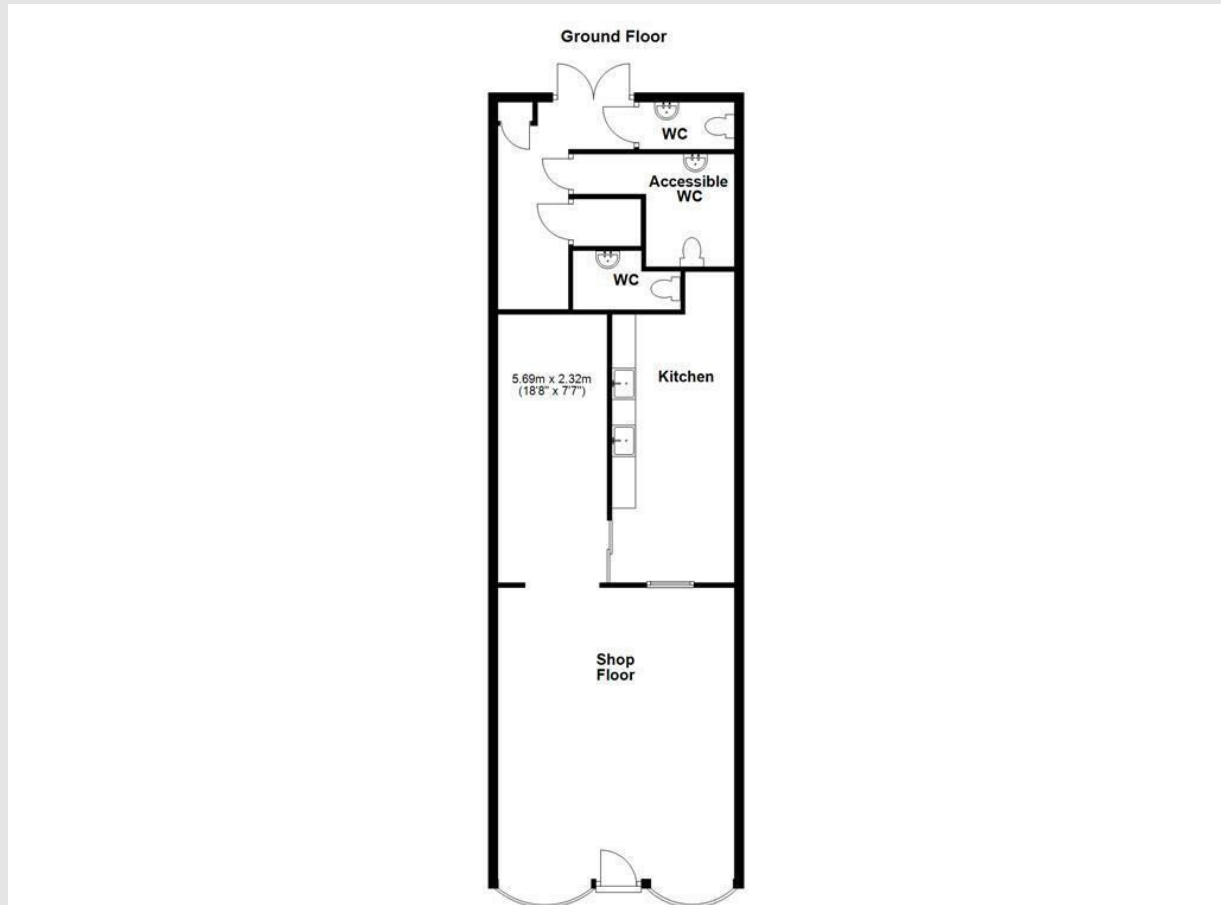
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-28) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |