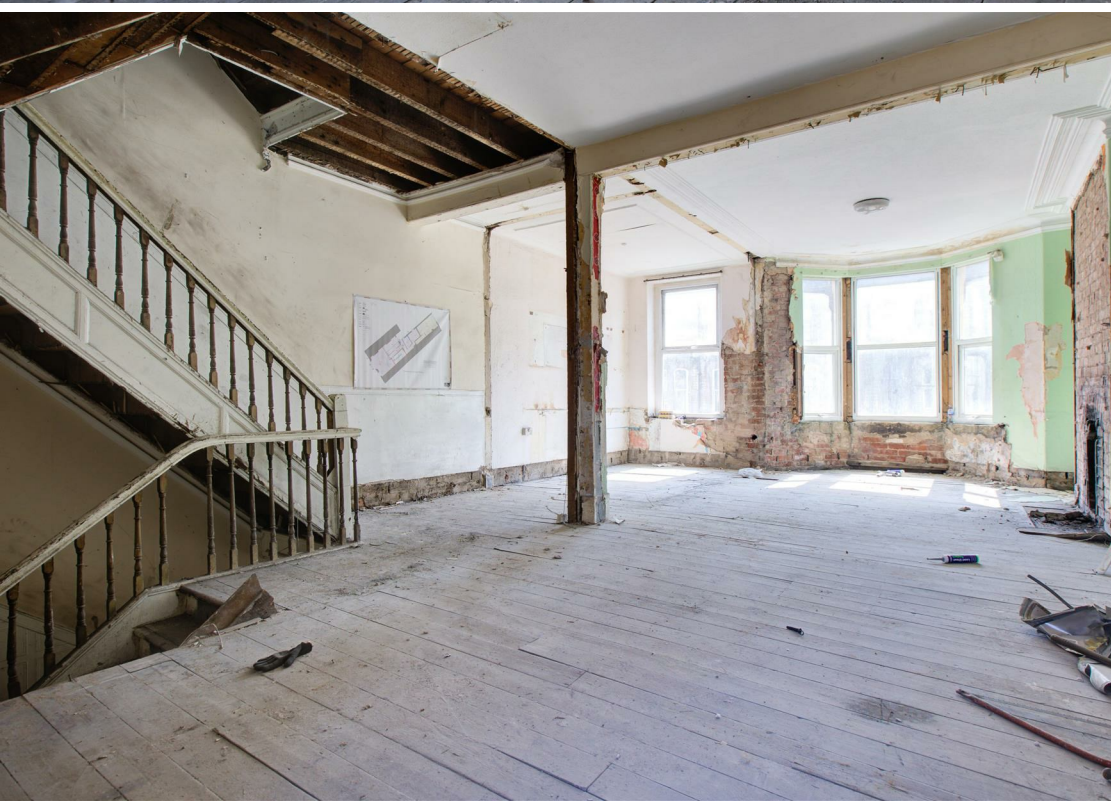






Inside The Home

An exceptional opportunity to acquire a substantial mid-terraced, mixed-use property situated in the heart of Morecambe town centre. Offering excellent development potential in one of the North West's most exciting regeneration hotspots, with a No Chain purchase.

The property benefits from full planning permission (Ref: 23/00440/FUL) for the creation of a ground floor retail unit together with four self-contained apartments, comprising two 2-bedroom apartments and two 3-bedroom apartments. Having been stripped back internally and a reroofed entirely earlier this year, the building provides a genuine blank canvas, allowing developers and investors the flexibility to complete the project to their own specification and finish.

Ideally positioned in the heart of Morecambe town centre, the property is within easy walking distance of shops, transport links including Morecambe Train Station, the seafront, and the highly anticipated Eden Project North, making it an attractive proposition for both residential and commercial investment, capitalising on the area's continued growth and increasing demand for quality residential accommodation. This building offers an anticipated annual rental return of £50,000 per annum, once renovations are complete.

Whether you're an experienced developer or investor seeking your next project, this is an exceptional opportunity to create a high-quality, mixed-use development in one of the most beautiful seaside towns in the North of England.

Let's Take A Closer Look At The Area

Located on the stunning Lancashire coastline, Morecambe is a vibrant seaside town renowned for its sweeping promenade, breathtaking sunsets over Morecambe Bay, and panoramic views towards the Lake District. Blending traditional coastal charm with ongoing regeneration, the town offers an array of independent cafés, restaurants, parks and leisure attractions. Excellent transport links include the Bay Gateway, providing direct access to the M6 motorway, together with Morecambe railway station offering regular services to Lancaster, located on the West Coast mainline. The area is also well served by a choice of highly regarded primary and secondary schools,

making Morecambe an increasingly desirable location for families, professionals and retirees alike.

Let's Step Outside

Externally, the property offers access to a yard at the rear, with parking located on the neighbouring streets surrounding, with the added bonus of a large pay and display located a stones throw away.

Services

The property is fitted with mains gas, mains water and mains drainage.

Tenure

The property is freehold. Title number: LAN277691.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

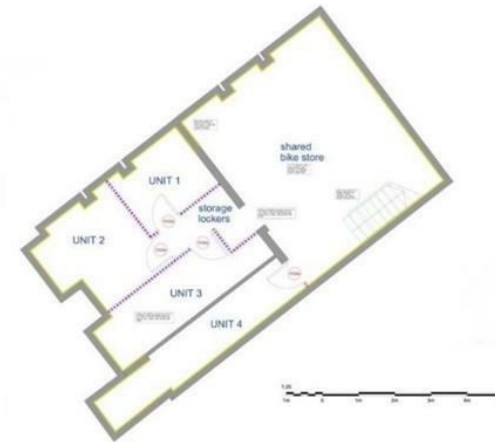
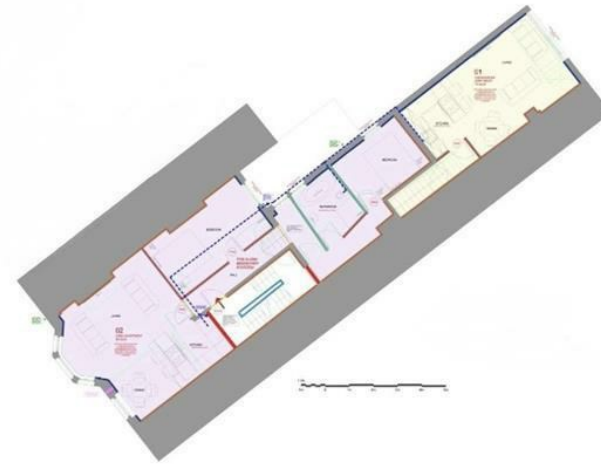
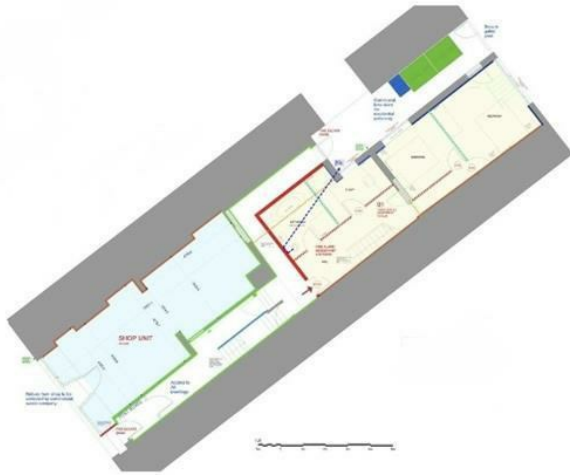
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Your Award Winning Houseclub

