



386, Heysham Road, Heysham, Morecambe

## The property at a glance



- Commercial Unit on Strawberry Gardens Shopping Parade
- Previously Used as a Hair Salon
- Would Suit a Range of Business Uses
- Shop Floor, Back Office/Staff Room, Kitchen & Bathroom
- Great Location with Good Footfall
- Close to the Sea Front & Heysham Village

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**£595 PCM**

# Get to know the property

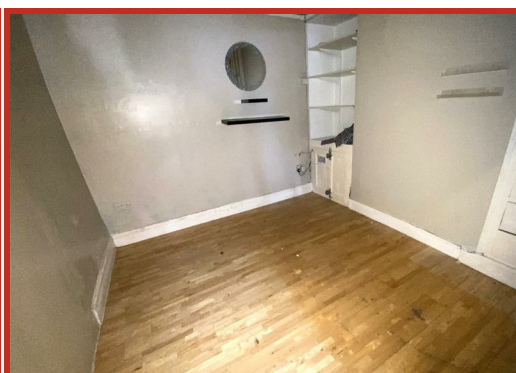
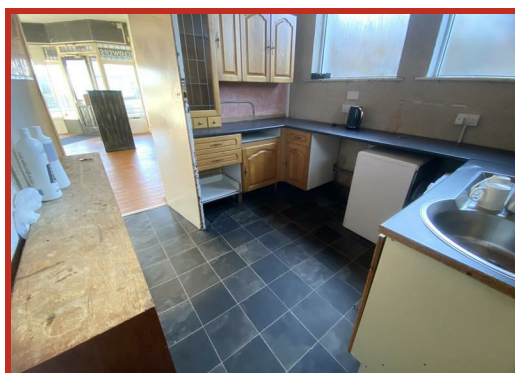


\*\*\* FIRST MONTHS RENT HALF PRICE \*\*\*

Set in a prime location on the Strawberry Gardens shopping parade, this commercial unit has most recently been used as a hair salon but could lend itself to a number of different business uses (subject to the relevant permissions).

The unit briefly comprises of a generous shop floor with good size window frontage, ideal for window displays, a back office/staff room, kitchen and externally accessed WC.

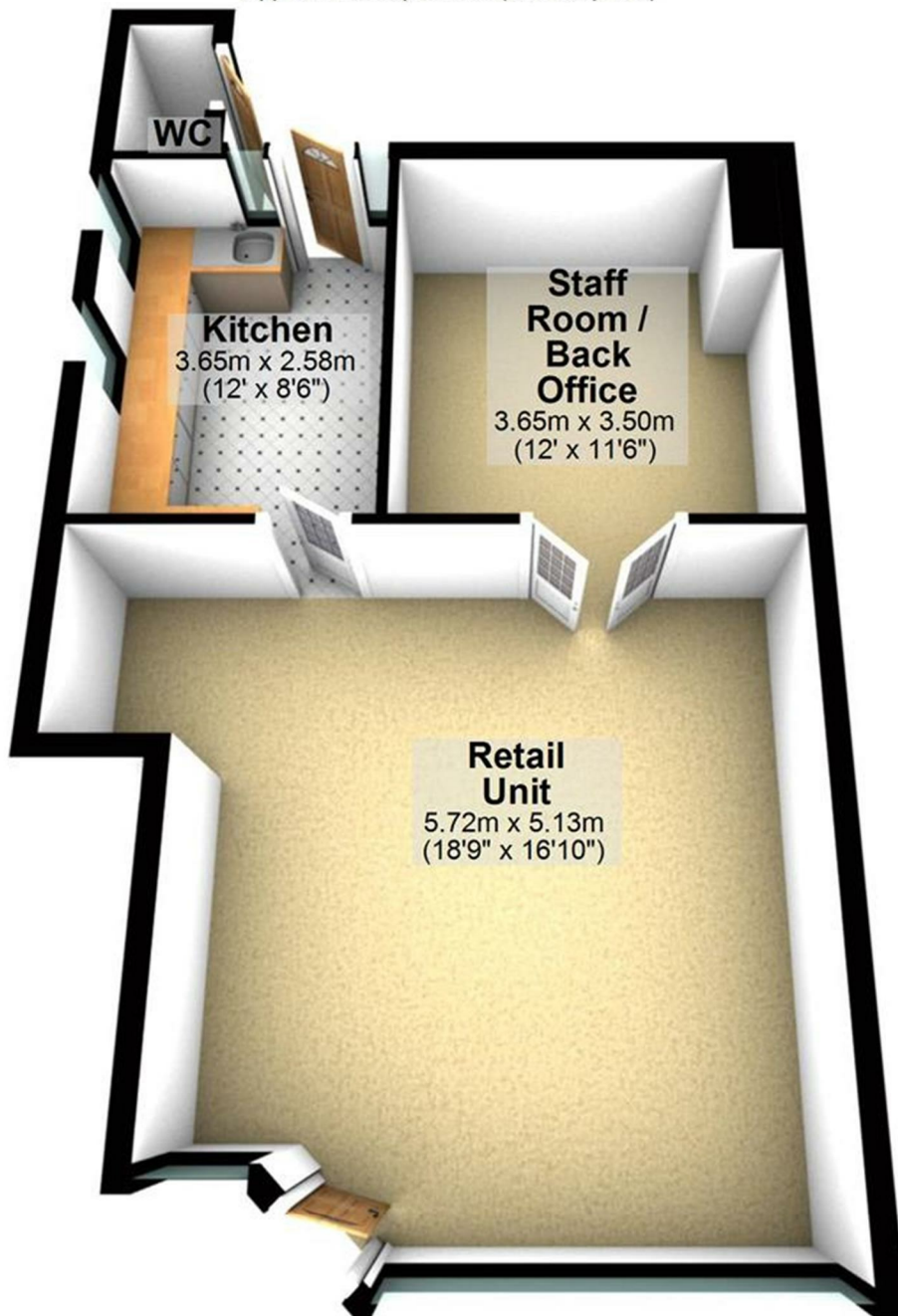
Situated in an excellent location with good footfall, close to the sea front and conveniently positioned for other local amenities including shops and local bus routes. Heysham village is also within walking distance. 'The Bay Gateway' has also greatly benefited the area as it now links Heysham and the M6 motorway, whilst also providing another accessible transport link to Lancaster and other areas further afield including the Lake District.



386 Heysham Road, Heysham,  
Morecambe, LA3 2BJ

### Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

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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			
England & Wales		EU Directive 2002/91/EC	