



363, Marine Road  
East, Morecambe, LA4 5AQ

363, Marine Road East, , Morecambe

## The property at a glance 14 14 1

- Impressive Seafront Hotel
- Fourteen Bedrooms In Total
- En Suite Facilities To Each Bedroom
- Charming Seaside Location
- Fantastic Business Opportunity
- Dining Room With Licensed Bar
- Ample Off Road Parking
- EPC Rating: TBC

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbstateagents.co.uk

**£625,000**

# Get to know the property



## A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL SEAFRONT HOTEL

Welcome to Marine Road East, Morecambe - a charming seaside location where this stunning hotel is nestled right on the seafront. This impressive property boasts not only a prime location but also a total of 14 bedrooms and 14 bathrooms, making it a perfect investment opportunity for those looking to run a successful hotel business.

As you step inside, you'll be greeted by a tastefully decorated interior with modern touches throughout. The hotel features 12 guest rooms, each equipped with its own ensuite facilities, ensuring utmost comfort and privacy for your guests. Additionally, the private owners' accommodation offers 2 bedrooms and a cosy sitting room, providing a perfect retreat after a busy day of managing the hotel.

One of the standout features of this property is the large car park and double garage, offering ample parking space for both guests and owners alike. The presence of a licensed bar adds to the appeal, providing a great opportunity to offer guests a relaxing drink with a view of the sea.

Whether you're looking to venture into the hospitality industry or expand your current portfolio, this hotel presents a fantastic opportunity to own a thriving business in a sought-after location. Don't miss out on the chance to own this enviable hotel by the sea in Morecambe.

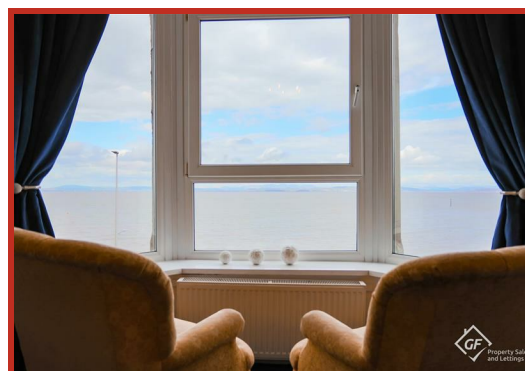
### Ground Floor

**Bar/Dining Room/Lounge**  
407 x 185

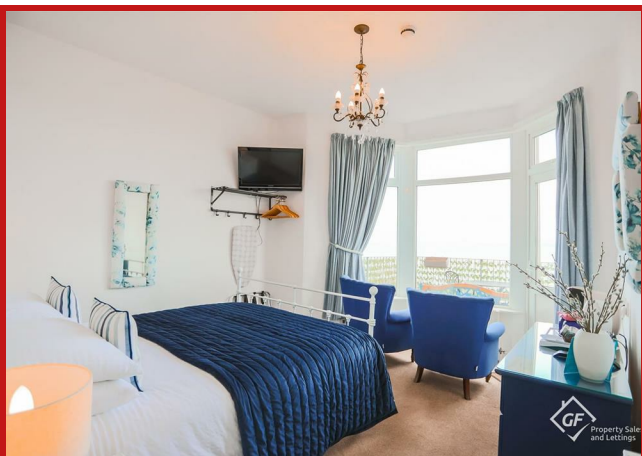
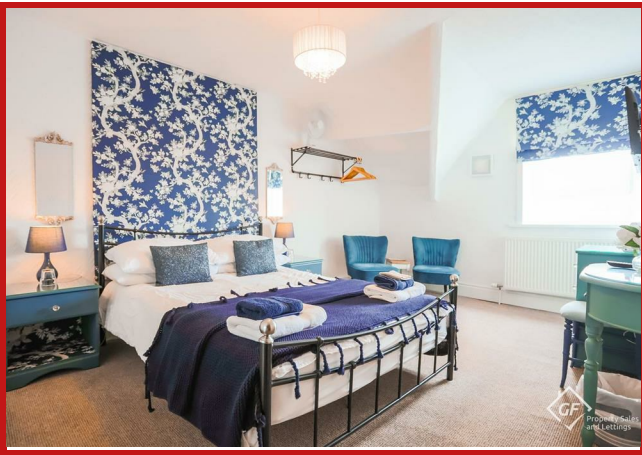
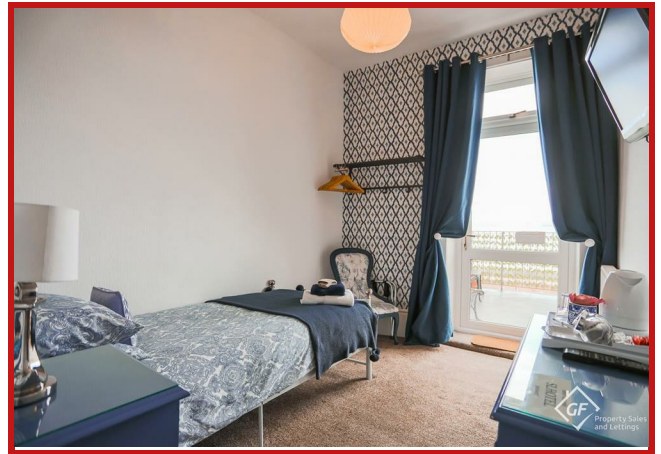
**Pantry**  
9' x 4'9

**Shanon Guest Room**  
16'2 x 7'4  
Twin Room

**Shanon Ensuite Shower Room**  
4'11 x 4'6



# 363 Marine Road East, Morecambe, LA4 5AQ

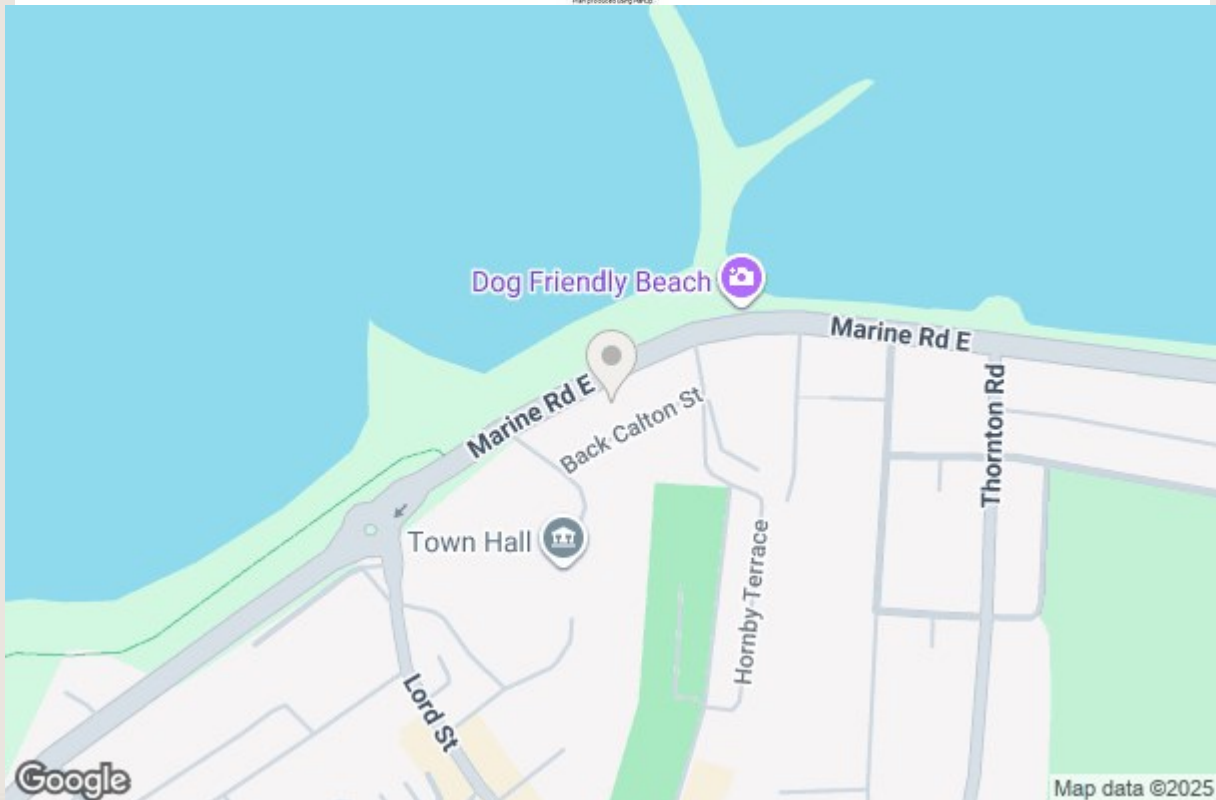


GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbstateagents.co.uk

# Take a nosey round



All floorplans are for guidance only. Photos taken. Please check all dimensions and shapes before making any decisions. We are not liable for them. Plan produced using PlanIt.



**GET IN TOUCH TODAY**  
 01524 889000  
 lancaster@rbestateagents.co.uk  
 www.rbestateagents.co.uk

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	