

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX
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CHARTERED SURVEYORS

Irvine Taylor

Shop For Sale

£12,500

**114 Heysham Road
Morecambe
LA3 1DH**

139.8 sq ft (12.99 sm)



CONTACT

For further information or to arrange an appointment please speak to:

Irvine Taylor Ltd

T: 01524 60524

M: 07734 386773

E: irvinetaylor@irvinetaylor.co.uk

- Ground floor retail unit
- Single fronted display window
- Promenade location

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

INTRODUCTION

The unit is situated in the seaside town of Morecambe close to Sandylands on the main route from the Promenade to Heysham.

LOCATION

The unit is located close to a Tesco's Metro and benefits from a main roadside location with regular traffic. It is part of a small parade of shops feeding the local residential area. This route is also a main bus route and this unit would lend itself well to a business requiring shop frontage and display in this area.

DESCRIPTION

The unit has a white tiled floor and is tiled on two of the three walls. It has good frontage space and has previously been used as hairdressers. The WC is located in a small addition accessed through the back door. There is a small yard area to the side.

ACCOMODATION

	Sq ft	Sq m
Ground Floor Shop	163	15.1

Plus W/C facility and sink

SERVICES

Mains water, electricity and drainage are all connected to the property.

RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of this suite is £1,100, and it is entered as "Shop & Premises"

Intending purchasers should satisfy themselves as to the extent of all potential outgoings. Small business relief may be available and intending purchasers should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

Price

ONO for the freehold £12,500

VAT

We understand that VAT is **not** payable on this unit.

LEGAL COSTS

Each party will bear their own reasonable legal costs.

VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd
E: irvinetaylor@irvinetaylor.co.uk
T: 01524 60524
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Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract.

None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.

Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery.