

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX  
Tel: 01524 60524 Fax: 01524 381477  
e-mail: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)  
[www.irvinetaylor.co.uk](http://www.irvinetaylor.co.uk)

CHARTERED SURVEYORS

**Irvine Taylor**

# Development Opportunity For Sale

52, 54, 56 & 58  
Yorkshire Street  
Morecambe  
LA3 1QF

864 sq ft (80.25 sm)



## CONTACT

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

**Steven Dixon**  
**Irvine Taylor Ltd**  
T: 01524 60524  
M: 07734 386773  
E: [steven.dixon@irvinetaylor.co.uk](mailto:steven.dixon@irvinetaylor.co.uk)

- Planning permission granted to allow demolition & rebuilding of site with 3 ground floor retail units and two 2 bedroom first floor flats above
- Popular secondary retail location
- Close to town centre

- 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

## LOCATION

The premises occupy a prominent location on Yorkshire Street, a short walk from Morecambe's primary retail area 'The Arndale Centre'.

Other nearby users include sweet shops, pet shops and jewellery shops.

## DESCRIPTION

The premises are currently single storey with a pitched slate roof and largely open shop frontage.

The proposed redevelopment includes demolition of existing site and rebuilding as two storey properties, in keeping with the remainder of properties on Yorkshire Street. The proposed finishes of the premises include tiled roofs and a mixture of natural stone and render wall finishes.

Permission has been granted to erect three ground floor shops and two 2 bedroom first floor flats with separate entrances.

## ACCOMODATION

The **proposed accommodation** includes the following:

### Ground Floor – Shop 1

	Sq ft	Sq m
Shop	326	30.3
Store Room	30	2.8

Plus W/C facility.

### Ground Floor – Shop 2

	Sq ft	Sq m
Shop	193	17.9
Store Room	22	2

Plus W/C facility.

### Ground Floor – Shop 3

	Sq ft	Sq m
Shop	197	18.3

Plus W/C facility.

### First Floor – Flat 1

	Sq ft	Sq m
Lounge	121	11.2
Bed 1	110	10.2
Bed 2	53	4.9
Kitchen	61	5.7
Bathroom	41	3.8

### First Floor – Flat 2

	Sq ft	Sq m
Lounge	121	11.2
Bed 1	110	10.2
Bed 2	53	4.9
Kitchen	61	5.7
Bathroom	41	3.8

## SERVICES

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

## RATES

Upon redevelopment the premises would need to be formally re-valued by Lancaster City Council Business Rates Department (01524) 582205.

## SALE PRICE

The freehold interest in 52, 54, 56 and 58 Yorkshire Street, along with planning permission for development is available for:

**£70,000 exclusive**

## LEGAL COSTS

Each party will bear their own reasonable legal costs incurred in the preparation of the lease.

## VIEWING

Strictly by appointment with the sole agents:

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M: 07734 386773

### **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, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.