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CHARTERED SURVEYORS

Irvine Taylor

**To Let
For Sale**

**£15,000 PA
ONO £150,000**

**74 West End Road
Morecambe
LA4 4DY**

Footprint: 595.22 sm
(6406.88 sq ft)



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

- Store and Premises with offices
- Two Roller Shuttered accesses
- Parking to the front and rear

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.

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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.

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

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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 in the large residential area of the West End of Morecambe. The street has a large number of B and B's as well as residential property. It is close to the promenade and the main route through Morecambe to Heysham.

DESCRIPTION

The unit has a high quality finish to the exterior with a new pebble dash/painted render and UPVC double-glazing. Internally the property is mainly open plan with several small offices on both the ground and first floor.

The property has a large roller shutter entrance to the right with a garage internally then a shop front to the right. On the other side of the property is a gated driveway which leads to a small car park. There is also parking at the front of the property.

ACCOMODATION

	Sq ft	Sq m
Ground Floor	6406.88	595.22
First Floor	795.88	73.94

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 unit is £12,250, and it is entered as "Store & Premises"

Planning advice should be gained from Lancaster Planning Office by potential purchasers who are considering redevelopment (01524 582947)

Price

ONO for the freehold £150,000. To Let at £15,000 PA

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:

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Subject to Contract