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CHARTERED SURVEYORS

**Irvine Taylor**

# Shop with Offices For Sale

14/16 Deansgate,  
Morecambe  
LA4 5HD

Price: £62,500



## CONTACT

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

**Irvine Taylor Ltd**  
T: 01524 60524  
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- A ground floor shop with offices above over two floors.
- Situated in a mixed residential and commercial area.
- Potential to convert into residential property.

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.

- 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 are located on the edge of the recently improved area of Poulton in Morecambe. The property is based in a mixed-use area of both residential and commercial property.

## DESCRIPTION

The property currently comprises of a drop in health centre on the ground floor with an office to the rear. There is separate access to the upper floors as well as access from the rear office. The upper floors are currently set up as offices/consulting rooms.

The property has been well maintained and has a modern alarm system as well as security for the separate rooms and is double glazed throughout.

There is also a small back yard to the property.

The property has the potential to be converted into a maisonette with a shop below or purely residential. Any interested parties are advised to satisfy themselves with regards to potential planning regulations.



## ACCOMODATION

|                                      | Sq Feet | Sq Metres |
|--------------------------------------|---------|-----------|
| Ground floor shop                    | 355     | 33        |
| Front office (1 <sup>st</sup> Floor) | 145.3   | 13.5      |
| Back Office (1 <sup>st</sup> Floor)  | 122.7   | 11.4      |
| Front office (2 <sup>nd</sup> floor) | 215.8   | 20        |
| Back Office (2 <sup>nd</sup> Floor)  | 122.7   | 11.5      |

Plus W/C facility on the first floor and a kitchen on the first floor next to the front office. The boiler is located on the second floor in the front office.

## SERVICES

Mains water, electricity, gas, and drainage are all connected to the property. The property is heated by a gas fired boiler to radiators.

## RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of property is £2,300 and it is entered as "Health centre & Premises"

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

## PRICE

The freehold interest of this property is being offered at £62,500.

## VAT

We understand that VAT is not applicable to the sale of this property.

## 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](mailto:irvinetaylor@irvinetaylor.co.uk)

T: 01524 60524

**Subject to Contract**

