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CHARTERED SURVEYORS

Irvine Taylor

Shop For Sale

ONO £130,000

**40-42 Victoria Street,
Morecambe
LA4 4AL**

Price: £130,000



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 Morecambe's Commercial Centre.**
- **Prime location.**

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 in the commercial Centre of Morecambe. This street is situated close to the Arndale Centre and other users include Solicitors, Estate Agents and Letting Agents.

The property is located on the corner of Victoria Street and Northumberland Street making it a very prominent double fronted shop with offices above.

DESCRIPTION

The property currently comprises of a ground floor shop with a small office area, a separate access which leads to the first floor, a cloak room and toilets.

The first floor comprises of a kitchen, toilets and two offices with a corridor leading to stairs up to the second floor which accommodates four offices.

The first and second floor offices could be used separately due to the second entrance the property has. Generally the property is in good condition. Viewing is recommended.

ACCOMODATION

Ground floor Shop	$8.5 \times 5.06 = 46.3 \text{ m}^2$
Ground floor office	$3.1 \times 3.4 = 10.364 \text{ m}^2$
First Floor office	$3.12 \times 2.89 = 9.04 \text{ m}^2$
First Floor office	$3.094 \times 4.9 = 1516 \text{ m}^2$
Second floor office	$3.09 \times 2.37 = 7.32 \text{ m}^2$
Second floor office	$3.05 \times 2.64 = 8.05 \text{ m}^2$
Second floor office	$3.24 \times 4.17 = 13.05 \text{ m}^2$
Second floor office	$3.32 \times 5.29 = 17.56 \text{ m}^2$

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 ground and first floor and the second floor are separately assessed. The current rateable value of the ground and first floor is £7,400 and it is entered as "Beauty salon" with special category 203 – Offices.

The current rateable value for the second floor is £2,200 and it is entered as "Offices and premises"

Intending purchasers 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 £130,000.

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
T: 01524 60524 **Subject to Contract**

