



2 Lunedale House, Market Street, Morecambe, Lancashire, LA4 5DW

£20,000

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COMMERCIAL PROPERTY

Have you ever fancied owning and running your own cafe in the style of Starbucks, Nero's or Costa then this is your chance. This prime retail space in the heart of Morecambe town centre opposite the towns Arndale shopping centre and at the top of the pedestrian shopping street is highly visible and has lots of passing footfall. Other large businesses close by include Tesco, Weatherspoons, The Post Office, and many of the banks all of which attract good footfall. Great store, great opportunity. Annual Rental of £20,000 p.a. + vat.

Ground Floor Sales 1700 sq ft approximately

Large sales area with huge windows and double doors to the front, suitable for many retail businesses but presently with both A 2 and A 3 usages but we have been informed by the town planning department the A 1 (retail) would be allowed. We think though that it would make a fantastic coffee lounge in the Starbucks, Nero style as it has great visibility and would look great with window seating and soft furnishings. As we say suitable for many trades from Cafes through to the popular pound shops so please take a look, we're sure you'll like it.

To the rear of the sales area is the store area of approximately 90 sq ft.

Location

Morecambe town centre is an up and coming place and is part of the Mary Portis town centre regeneration scheme with this store being right in the thick of things. The store is located right opposite the towns covered shopping centre and on the main walk to the main car parks and the Festival market and Morrison's supermarket.

Accommodation

Maximum internal shop depth 70' approximately.

Maximum internal shop width 25' approximately.

Shop area approximately 1700 sq ft.

Rear Ancillary areas 90 sq ft.

The area of the store available can be seen etched red on the attached floor plan.

Terms

The property is available to let on a new 15 year full repairing and insuring lease with no in going at at commencing rent of £20,000 p.a. + vat. In respect of the ground floor unit.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The property has been registered for Vat and Vat is therefore chargeable on the rental.

Viewings

All viewings to be arranged through JDG Estate Agents Lancaster. Tel. 01524 843322.

