



304 Marine Road Central,
Morecambe, Lancashire, LA4
5BY

304 Marine Road Central, , Morecambe

The property at a glance



- Commercial premises available to let on Morecambe Promenade
- Popular Location
- Large window display
- Two treatment rooms
- Large main reception area
- Separate staff facilities inc kitchen
- Basement with Storage

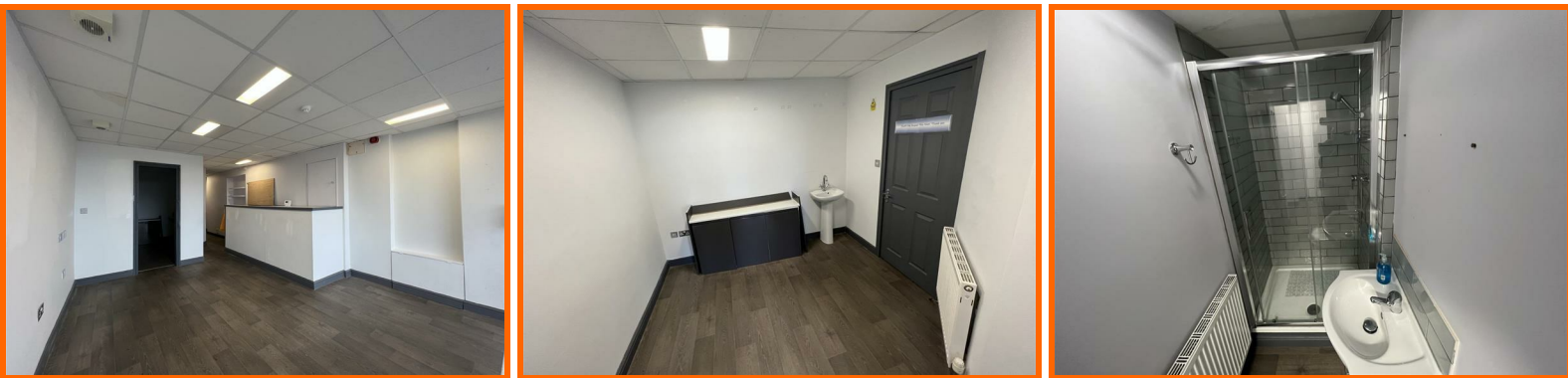


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01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£750

Get to know the property

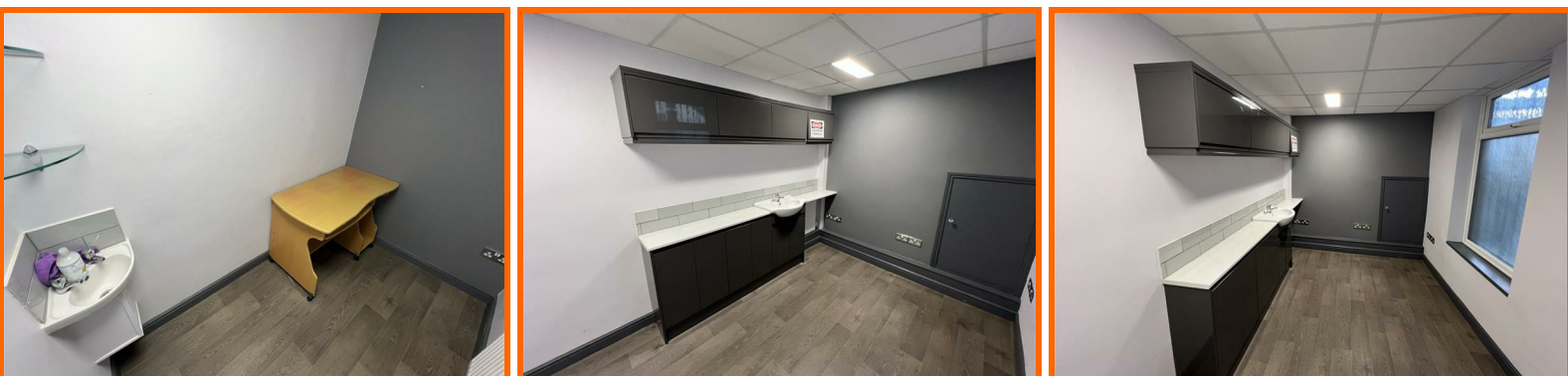


Nestled in the vibrant area of Marine Road Central in Morecambe, this A1 property presents an exceptional opportunity for those seeking a prime location for business or investment. The property benefits from its proximity to the stunning Morecambe Bay, offering picturesque views and a lively atmosphere that attracts both locals and visitors alike.

The surrounding area is well-known for its bustling promenade, which is a hub of activity, especially during the warmer months. With a variety of shops, cafes, and leisure facilities nearby, this location is ideal for businesses looking to thrive in a community-oriented environment. The property itself boasts a spacious layout, providing ample room for various commercial ventures.

Accessibility is another key feature of this property, with excellent transport links to nearby towns and cities, making it convenient for both customers and employees. The vibrant local community and the scenic beauty of Morecambe Bay create a unique backdrop for any business, ensuring a steady flow of foot traffic and potential clientele.

In summary, this A1 property on Marine Road Central is a remarkable opportunity for those looking to establish or expand their business in a lively and picturesque setting. With its prime location, spacious layout, and strong community ties, it is well-positioned to succeed in the heart of Morecambe.

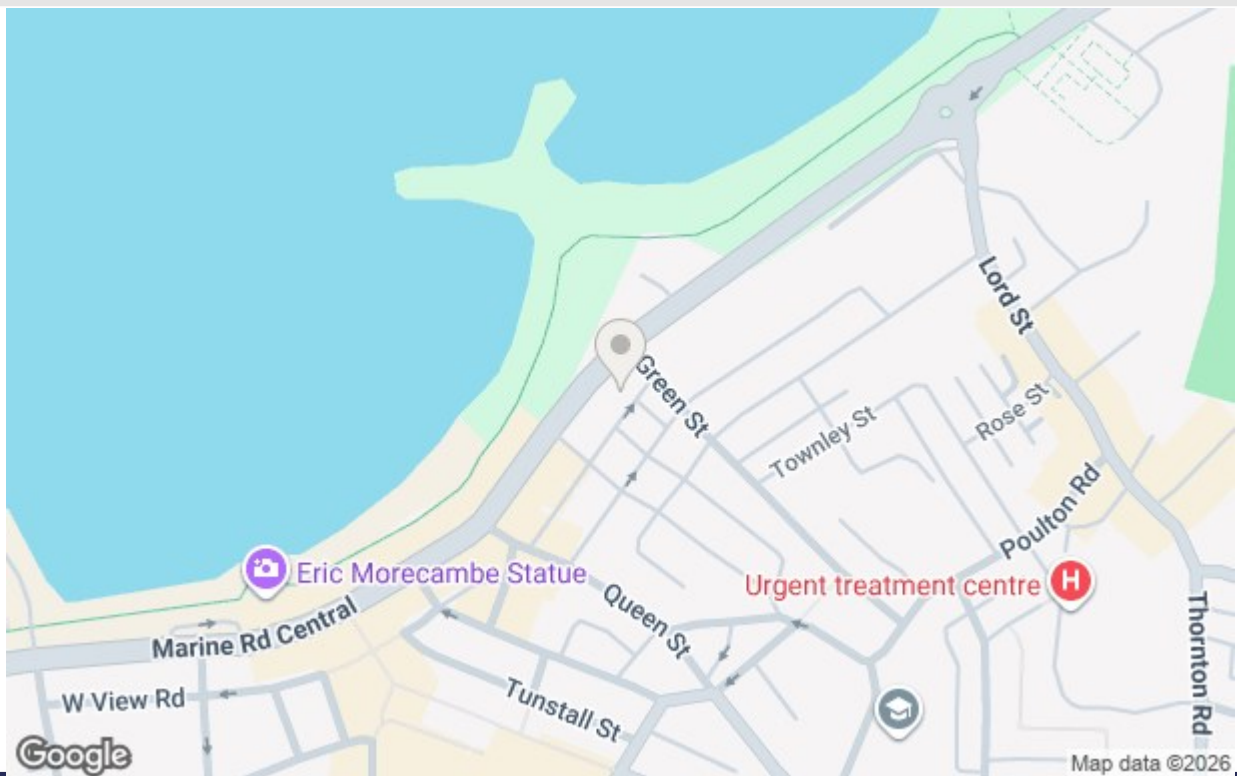


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Central, Morecambe,
Lancashire, LA4 5BY**



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Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	