



Tenure

Freehold.

Location

Morecambe is a popular coastal town with a population of approximately 51,000. The town benefits from good road communications, with the M6 Motorway (Junction 34) being 6 miles to the east. Morecambe overlooks Morecambe Bay and is 4 miles north-west of Lancaster, 31 miles north-west of Preston and 42 miles north of Blackpool.

The property is situated on the pedestrianised Euston Road, opposite its junction with Market Street in the heart of the town. The beach is a short distance to the north-west, whilst the Arndale Centre is close by and the town centre is well served by many car parks.

Occupiers close by include TSB Bank and Store Twenty One (both opposite), Savers, Barclays, Ladbroke's, Nationwide, Vision Express, NatWest, JD Wetherspoon and Costa, amongst many others.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop together with ancillary accommodation to the upper floors. The property benefits from rear goods access.

The property provides the following accommodation and dimensions:

Gross Frontage	17.10 m	(56' 2")
Net Frontage	16.45 m	(53' 11")
Shop Depth	21.00 m	(68' 10")
Ground Floor	261.05 sq m	(2,810 sq ft)
First Floor	208.75 sq m	(2,247 sq ft)
Second Floor (1)	261.40 sq m	(2,814 sq ft)
Third Floor (1)	194.04 sq m	(2,089 sq ft)
Total	925.24 sq m	(9,960 sq ft)

(1) Not inspected by Allsop. Area taken from www.taxservice.gov.uk

Tenancy

The entire property is to be offered VACANT.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Morecambe

2-8 Euston Road

Lancashire

LA4 5DD

- **Freehold Vacant Shop**
- Comprises 925.24 sq m (9,960 sq ft) of accommodation over four floors
- Pedestrianised town centre location
- No VAT applicable
- Asset management opportunity

Vacant

**SIX WEEK COMPLETION
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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