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**TO
LET**



TOWN CENTRE RETAIL PREMISES

93 m² (1,065 ft²)

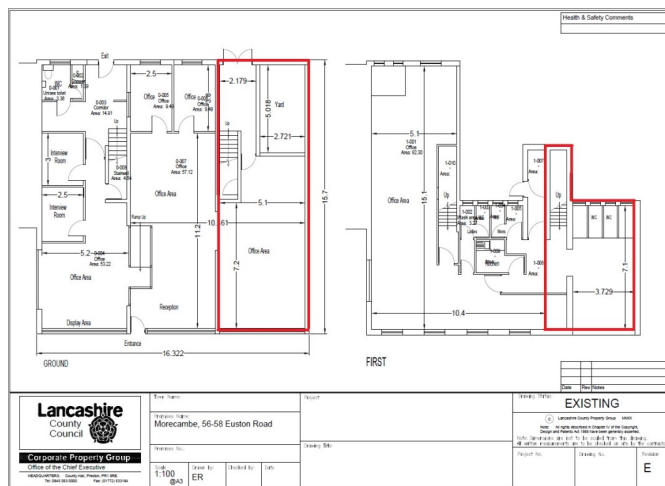
**60 Euston Road
Morecambe
LA4 5DG**

- Prominent Town Centre position adjacent to Arndale Shopping Centre
- Attractive open plan sales area at ground floor level
- Storage or additional retail space on the first floor
- Available June 2025

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Location

The premises are situated on Euston Road in the centre of Morecambe, in a predominantly retail/commercial area being adjacent to the Arndale shopping centre. Nearby occupiers include Betfred, Iceland Supermarket and Travelodge.

Its location provides convenient access to Lancaster Road and Morecambe Road, two of the main thoroughfares linking Morecambe to Lancaster whilst providing access to the M6 motorway at J34 via the relatively new Bay Gateway (A683) link road.

Morecambe has a population of approximately 33,500 with a catchment estimated to be in the region of 130,000 (Source CACI). The town awaits the outcome of the proposed Eden Project.

Description

The premises comprise a two-storey mid terraced property of concrete frame construction with brick/rendered infill panels together with glazed display windows beneath a flat roof.

The unit is laid out to provide open plan sale area to the ground floor, with ancillary accommodation including kitchen and WC facilities on the first floor. The unit is fitted in keeping with its current use as retail lock-up shop.

The display windows are aluminium framed.

Accommodation

The premises extend to the following net internal areas:

	m ²	ft ²
Ground Floor	61	721
First Floor	32	344
Total	93	1,065

Services

We understand mains electricity, gas, water and drainage are available to the premises.

Rating Assessment

The property has the following Rateable Value:

60 Euston Road £8,100

Interested parties are advised to make their own enquiries with Lancaster City Council (www.lancaster.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council.

Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

Offers in the region of £12,500

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

56-58 Euston Road MORECAMBE, LA4 5DU	Energy rating E	Valid until: 29 May 2033 Certificate number: 3885-9274-2168-7327-4034
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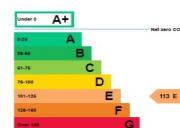
Property type	Retail/Financial and Professional Services
Total floor area	286 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

We understand the purchase price will NOT attract VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Harry Holden/Mark Clarkson

Email: lancaster@eckersleyproperty.co.uk