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**TO  
LET**



## SUBSTANTIAL TOWN CENTRE RETAIL OPPORTUNITY

258 m<sup>2</sup> ( 2,777 ft<sup>2</sup> )

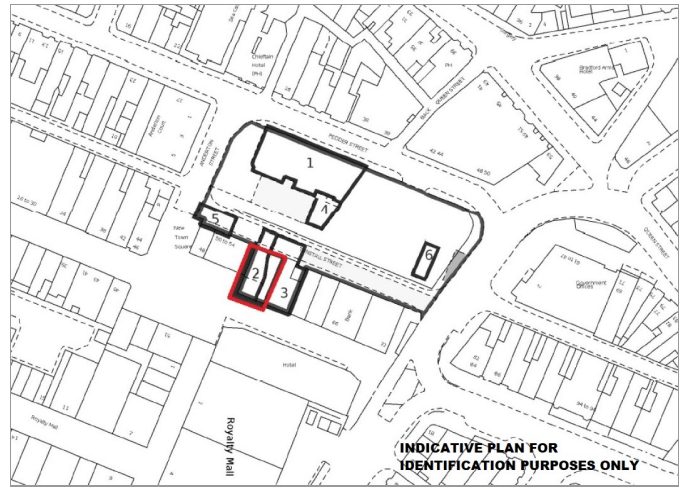
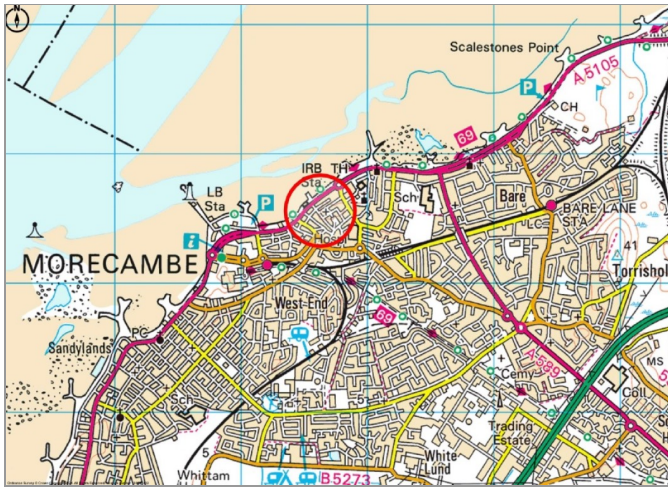
56/58 Euston Road  
Morecambe  
LA4 5DG

- Prominent Town Centre position adjacent to Arndale Shopping Centre
- Predominantly open plan accommodation
- Extensive retail accommodation
- Suitable for a variety of uses S.T.P.

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 LA1 1ET



## 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 felted roof.

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

The display windows are aluminium framed with uPVC windows at first floor level.

## Accommodation

### 56-58 Euston Road

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	153	1,647
First Floor	105	1,130
<b>Total</b>	<b>258</b>	<b>2,777</b>

## Services

We understand mains electricity (3 phase), gas, water and drainage are available to the premises.

## Rating Assessment

The property has the following Rateable Value:

Nos.	RV
56-58 Euston Road	£18,000

Interested parties are advised to make their own enquiries with Lancaster City Council ([www.lancaster.gov.uk](http://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.

## Tenure

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 £25,000 per annum, exclusive.

## 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.

## Energy Performance Certificate

56-58 Euston Road MORECAMBE LA4 5DG	Energy rating <b>E</b>	Valid until: 28 May 2033 Certificate number: 3885-9274-2108-7327-4624
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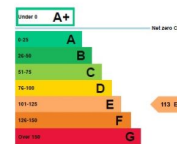
Property type	Retail/Financial and Professional Services
Total floor area	266 square metres

### 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

All figures quoted are exclusive of, but may be subject to, VAT at the standard rate.

## Landlords Costs

The tenant will contribute towards the Landlord's professional fees incurred in the transaction. Fees will be subject to VAT at the standard rate.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01524 60524

Contact: Harry Holden/Mark Clarkson

Email: [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)