



73 Bare Lane, Morecambe  
£300,000

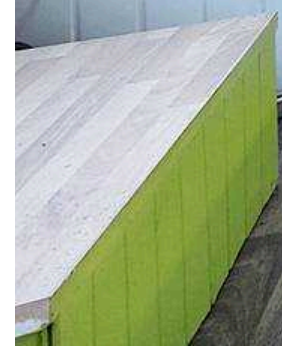
A!!!  
 for our  
**Cam** Nights  
 per Griddle  
**WEDNESDAY** and  
**THURSDAY** 6PM-8PM.



**WE DELIVER!**  
 WE SCAMBE EATS!

Breakfast		Lunch	
Bacon & Sausage Roll	\$3.90 (\$4.00)	French Toast	\$4.50
Bacon & Egg Roll	\$4.20 (\$5.20)	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	\$6.50
Sausage & Egg Roll	\$4.20 (\$5.20)	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	\$6.50
Sausage, Bacon & Egg Roll	\$4.80 (\$5.80)	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	\$6.50
Double Egg Roll	\$3.90 (\$4.00)	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	\$6.50
<b>BREAKFAST BOXES</b>		<b>Homemade Specials</b>	
Sausage, Bacon, Egg, Hash, Potatoes, Beans, Mushrooms	\$15.00	<b>MONDAY</b>	<b>TUESDAY</b>
2 Eggs, 1/2 Hash & 1 Pot. \$10.00		Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon
<b>REGULAR</b> (1/2 hash) \$6.50	<b>MEGA</b> (1/2 hash) \$8.50	<b>WEDNESDAY</b>	<b>THURSDAY</b>
<b>VEGGIE BOX</b>	\$15.00	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon
Eggs, Tomatoes, Bacon, Hash, Brown Potatoes, Toast & 1 Pot. \$10.00		<b>FRIDAY</b>	<b>ALL \$5.50</b>
Poached or Scrambled Eggs on Toast	\$4.00	Quick Grill Chicken, Egg, Bacon, Turkey, Cheddar & Bacon	
Avg. Extras	\$1.00		

JACKIE AV





## 73 Bare Lane

73 Bare Lane, Morecambe

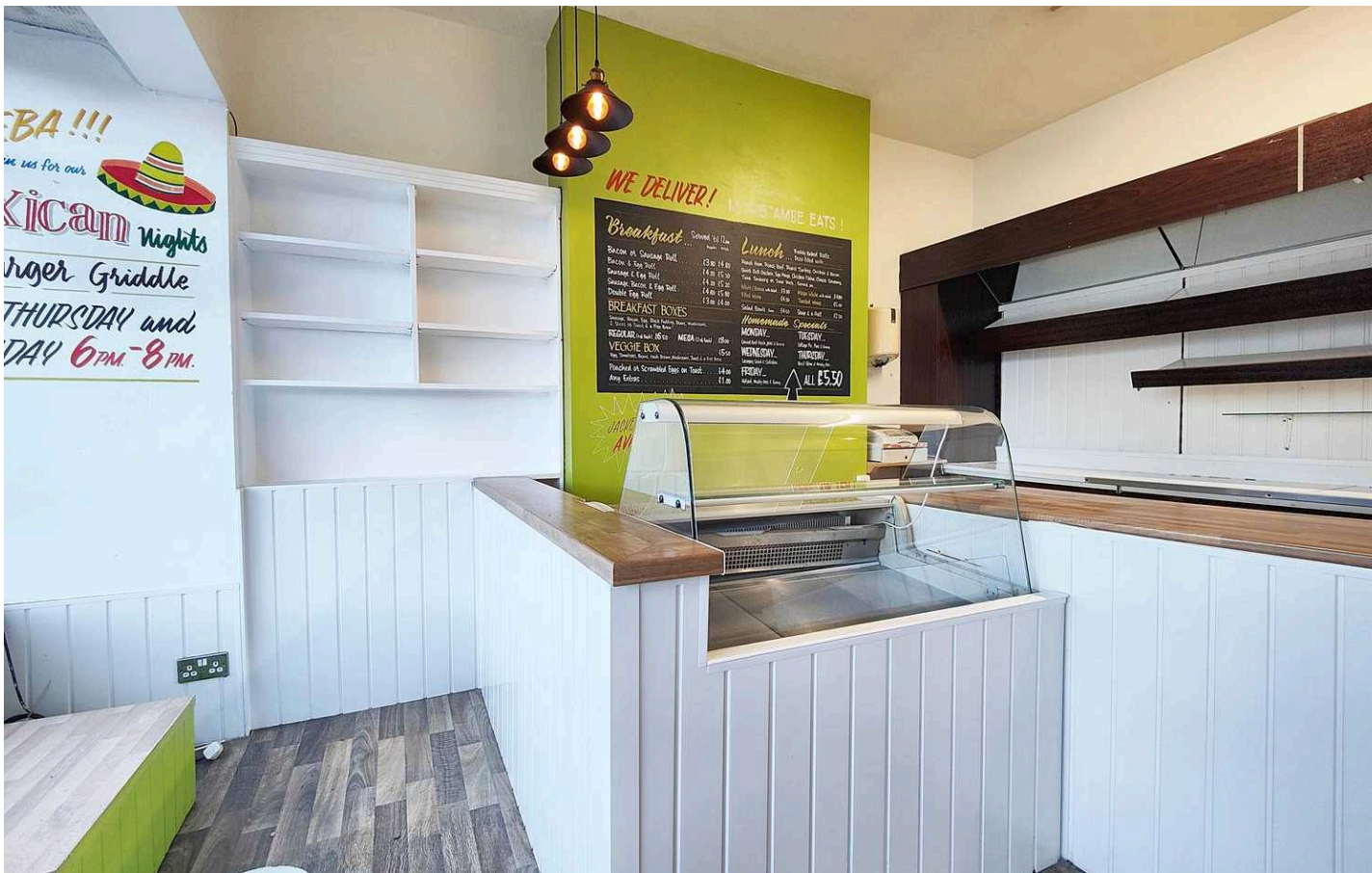
What a great investment opportunity! Mixed-use property with 2 retail premises on ground floor, 2-bed flat on first floor, detached garage & gated parking. Close to train station & amenities. No chain & front forecourt parking. Ideal for business investment or residential option in sought-after location.

Council Tax band: A

Tenure: Freehold

- Superb Business Investment Opportunity
- 2 Ground Floor Retail Premises
- 2 Bed First Floor Flat
- Detached Garage To Rear
- Gated Side Parking & Front Forecourt Parking
- No Chain
- Sought After Area
- Close to Train Station
- Great Local Amenities
- Transport & Travel Links





## Location

Bare is a highly sought after area due to its local amenities and overall community feel. Local amenities such as shops, hair dressers, bakeries, butchers and local pubs have long been popular. With the train station being just across the road and the bus stop a 30 second walk away transport is easy to access to Morecambe Town centre or Lancaster City centre. The immediate location means you enjoy parking to the front and a busy, visible frontage with plenty of foot fall. Bare is the ideal place to locate with a great customer base on the doorstep.

## Retail Premises - 1 The Shop

This substantial property offers two separate shop premises to the ground floor. Firstly, to the left you will find a generous customer facing front of house area with a superb front window ideal for enticing displays. Currently there is a counter area, display space and glazed food display. There is also an under stair store and then to the rear the property extends into a generous kitchen/ prep area with a range of cabinets. There is a large sink and integrated for ring gas hob. A back door allows access into the rear yard and there is a WC with wash hand basin at the rear.

## Retail Premises - 2 The Studio

The second shop premises, to the right is set up with a built in desk and customer reception area in a smart navy blue with wooden counter top. Wood flooring complements the style and there are spotlights to the ceiling. The hallway extends to the rear of the premises and there are a further two interview/ treatment rooms. There is also a shower room and kitchenette with separate WC. The back door leads out to the rear yard.

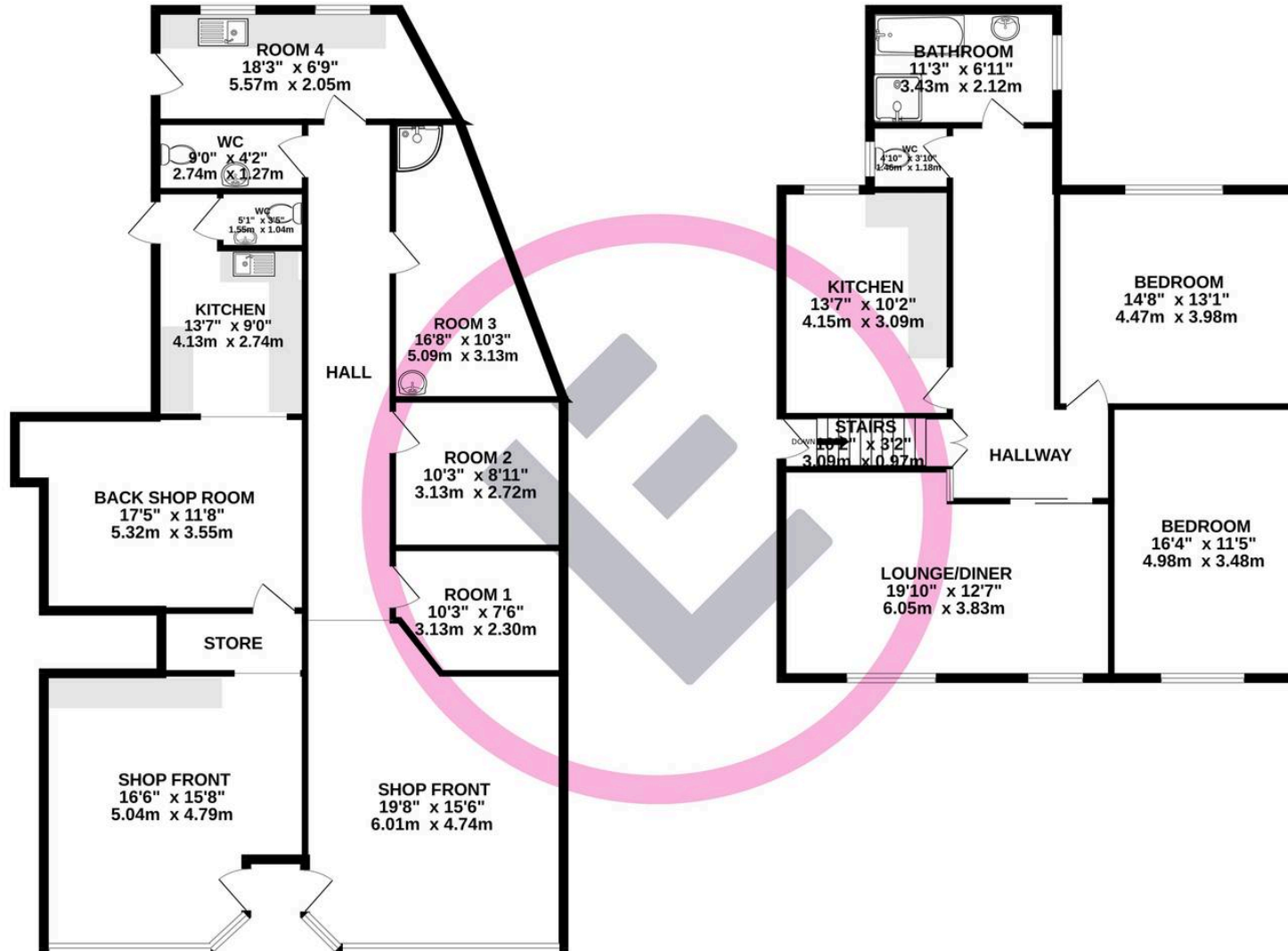
## First Floor Flat

To the side of the building a gate allows secure access and you will find the front door to the first floor flat. Stairs lead up to this generous flat. The flat enjoys a generous lounge diner to the front and kitchen with space for a table and chairs to the rear. The kitchen is modern and has a generous range of cabinets. The flat has two double bedrooms and a bathroom, there



GROUND FLOOR  
1449 sq.ft. (134.6 sq.m.) approx.

1ST FLOOR  
1039 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2488 sq.ft. (231.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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