



228 Marine Road Central, Morecambe
£1,500 pcm





228 Marine Road Central

Morecambe, Morecambe

Prime commercial property in an iconic location on Marine Road Central. Versatile layout, ample foot traffic, and Class E designation. 197 sqm, EPC Rating B. Ready for immediate occupancy for entrepreneurs seeking a dynamic business presence.

Council Tax band: TBD

- Ground Floor Commercial Premises
- Highly Visible Frontage w/ 3 Sets of Front Doors
- Shop Floor, Bar Area, Office & Back Room
- Class E (Previously a Dance Studio)
- Empty & Available Now
- Prime Marine Road Central Location
- Close to Eden Site
- 197 Square Metres
- Rear Emergency Exit
- EPC Rating B





Shop Floor & Bar Area

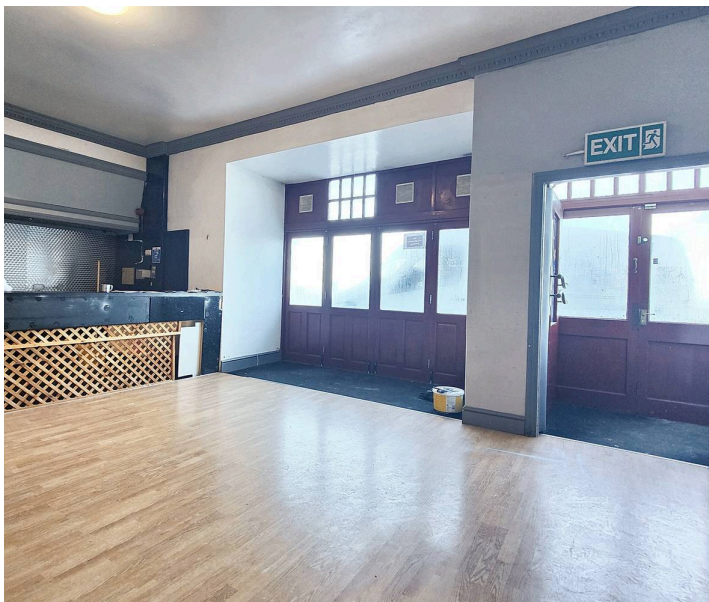
Wood effect laminated flooring creates a versatile finish while 3 sets of Front Doors open to the front ensuring great access and visibility. There is open access to the bar area at the side which has ample storage space, display space and space for appliances. The WC is at the rear.

Office & Back Room

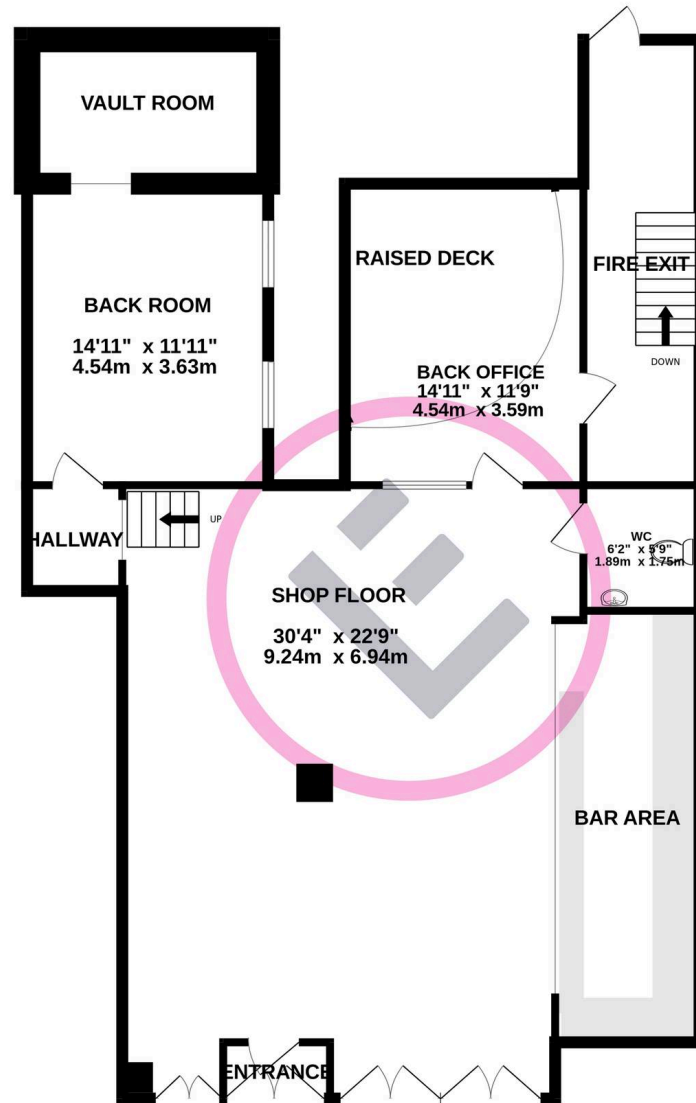
There is a separate back office with raised deck area for desks and access to the emergency exit. Additionally there is a back room with windows to the side which has wet room style flooring and wipe clean panelled walls. A great store room or changing area.

Emergency Exit

The emergency exit opens to the rear of the building.



GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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