



234-235 Marine Road Central, Morecambe
Morecambe

£380,000



BOBA TEA WAFFLES CREPES



BAYSIDE EMPORIUM



The
Circuit
Centre

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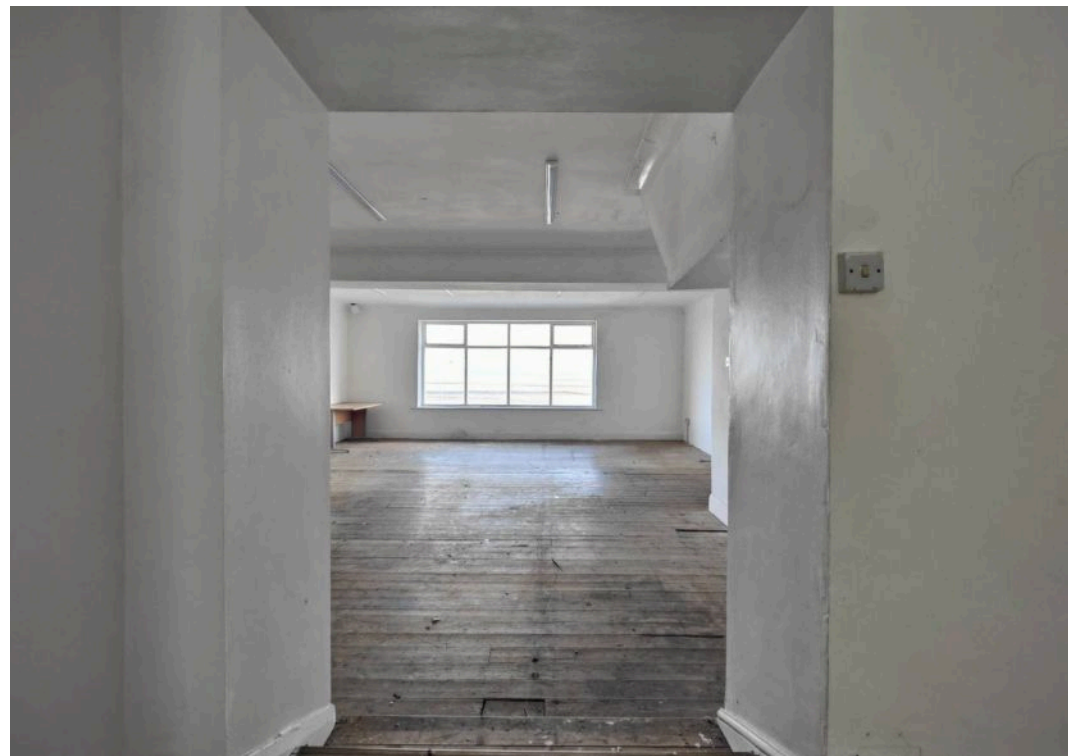
234-235 Marine Road Central

Morecambe

Rare 3-storey commercial property on bustling Marine Road offering prime location with bay views. Versatile layout with large open plan ground floor, offices, and storage rooms. Front courtyard perfect for customer seating or displays. Convenient location with high foot traffic and transport links. Ideal for varied business ventures.

Council Tax band: TBD

- Commercial Opportunity
- 3 Storeys
- Large Open Plan Ground Floor
- 2 Generous First Floor Rooms
- Marine Road Location
- Bay Views
- Car Parks Opposite & Behind
- 3rd Floor Rooms
- Great Central Location
- Transport & Travel Links





The Location

Locations don't get much better than this! A prime Morecambe location on Marine Road Central. The position is so well placed for everything Morecambe has to offer now and in the future. There is a good range of shops within yards of the front door and having the promenade on your doorstep means stunning, panoramic sea views and those famous, ever changing sunsets are yours to enjoy every day. From the bay windows you can enjoy Morecambe Bay and The Lakeland Hills. There is carparking right opposite on the prom.

Downstairs

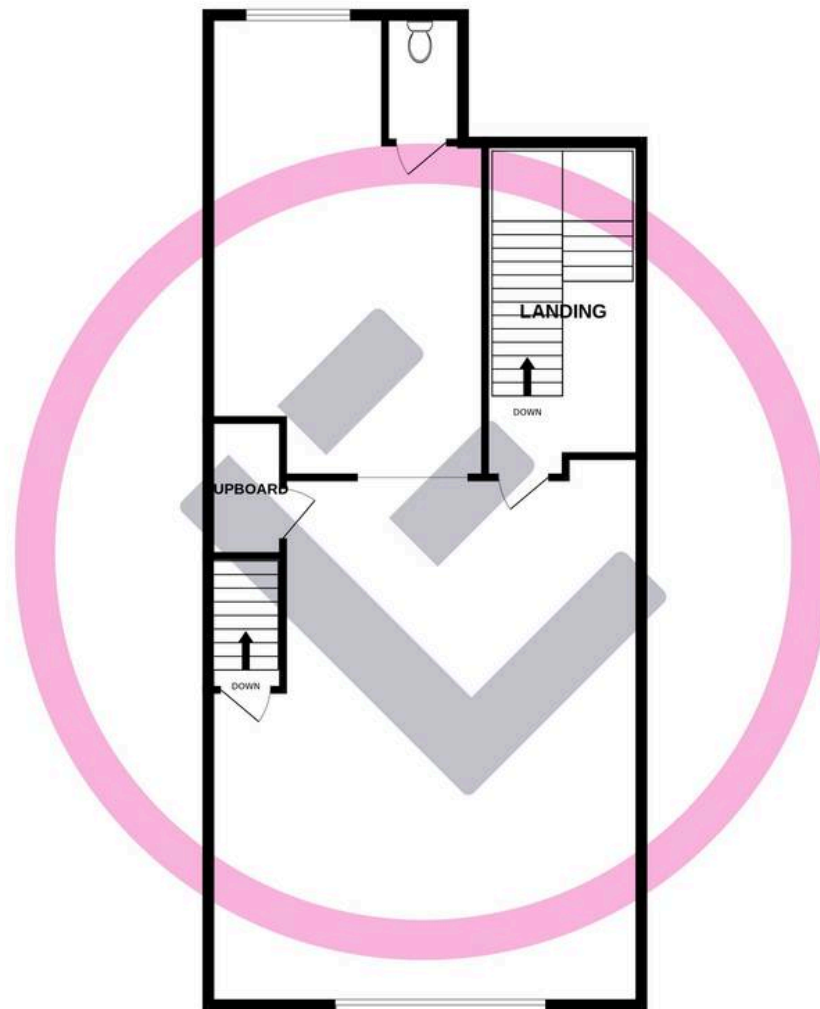
There is a front courtyard area and shuttered full length shop windows to either side of the glazed entrance doors. The ground floor is large and open lending itself to a variety of uses and at the rear there is a WC and kitchenette area. A door at the back leads to the rear hallway section and stairwell. Upstairs, on the first floor there is a large open front area with stunning views and a separate back room with a separate WC. On the top floor there is a bathroom and four further rooms.



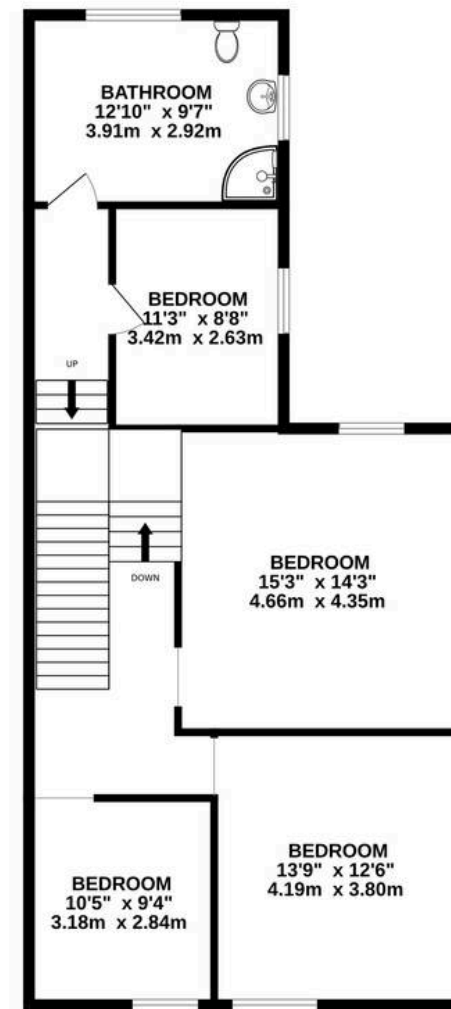
GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



2ND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 2955 sq.ft. (274.5 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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