

GUIDE PRICE
£265,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
14th October 2021



17-19 Euston Road, Morecambe, Lancashire LA4 5DE

Opportunity to acquire a Landmark Building near the seafront with development potential

Bid1.

Property Summary

- Freehold town centre Landmark building near the seafront
- Suit investor/developer
- Alternative Use/development opportunity, subject to any necessary consents
- Vacant possession

Location

Morecambe is a coastal town located some 4 miles north-west of Lancaster, 42 miles north-east of Blackpool, 31 miles north-west of Preston. The town has excellent road connections with the M6 (junction 34) being located about 6 miles to the east. The Property occupies a prominent corner position at its junction with Euston Road and Market Street, within the pedestrianised central shopping area. Nearby occupiers include Lloyds TSB, Burger King and Holland and Barrett.

Description

This attractive Grade II Listed building is arranged on basement, ground and three upper floors totalling about 386.10 sq m (4,156 sq ft). There is a banking hall on the ground floor with ancillary offices and store room above. The basement has more store rooms with strong room. The property will be offered with vacant possession, but offers an opportunity for an investor/developer.

Planning

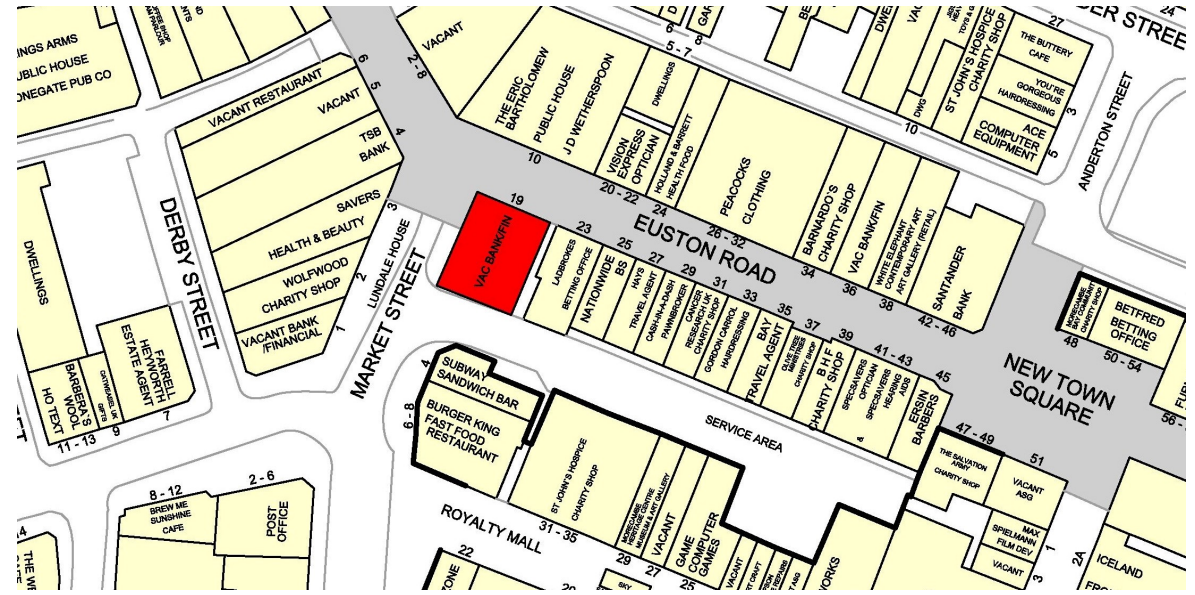
Lancaster City Council (01524 582950) www.lancaster.gov.uk

VAT

VAT is not applicable

Floor	Accommodation	Tenancy	Effective Date	Rent per annum
Ground floor	122.72 sq m (1,321 sq ft)	VACANT	NA	
Basement	50.73 sq m (546 sq ft)			
First floor	110.60 sq m (1,191 sq ft)			
Second floor	48.67 sq m (524 sq ft)			
Third floor	53.53 sq m (576 sq ft)			
TOTAL	386.25 sq m (4,157 sq ft)			

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.



EPC

Please refer to the legal pack

Tenure

Freehold

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Contact BidXl

Mat Harris

mat.harris@bidxl.com

+44 (0) 20 3929 8291