

# for sale

Ground Floor Premises

43 m<sup>2</sup> (467 ft<sup>2</sup>)



6 Beach Street  
Bare  
Morecambe  
LA4 6BT

- Commercial
- Short Walk to Promenade
- Close to Princes Crescent
- Well Regarded Residential Area
- Attractive Stone Building

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated on the corner of Beach Street and Newmarket Street, just off the promenade, close to the centre of Bare village, with easy access to Princes Crescent and its range of shops and amenities. There are road links and bus services which provide access into Morecambe town centre and nearby Lancaster City.

The area is currently enjoying improved popularity following the completion of the Bay Gateway link road, which provides enhanced access to the M6 motorway junction 34. This provides improved access to Kendal, the Lake District, Preston and central Lancashire.

## Description

The property comprises the ground floor of a two storey end terrace period property, that is constructed of stonework elevations under pitched and slated roof slopes.

The upper floor has been sold off on a 99 year lease from 2008 and is used for residential purposes.

The property, until recently, was operating as a funeral care business.

Internally the property comprises mainly partitioned varying sized rooms, that would provide a fairly simple conversion into a residential flat, subject to planning.

There is also a small yard at the rear, although access to the first floor is via this.

Wc and kitchen facilities are provided. Windows are UPVC double glazed.

## Accommodation

Net Internal Area

Ground	43 M <sup>2</sup>	467 Ft <sup>2</sup>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £2,950.

Rates Payable 2020/21: £1,472.

Tenants who qualify will be able to claim Small Business Rate Relief, meaning they will have a £zero rates bill.

## Tenancy Information

Vacant possession upon completion.

## Tenure

Freehold.

## Asking Price

£79,950.

## VAT

We are advised that VAT is not applicable to this sale.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC - Available on Request**

## E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.