



Unit 1

Unit 2



### Commercial Development in LA4

Market Street, Morecambe, Lancashire,  
LA4 5DW

**£270,000** Starting Bid

Tenure

**Freehold**

### Property features

- ✓ Morecambe town center location
- ✓ Planning Approved
- ✓ Unit 1 - 2145 Sq ft
- ✓ Unit 2 - 2420 Sq ft
- ✓ Ideal As An Investment Or For Owner Occupation

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via online auction, terms & conditions apply.

Description-

FOR SALE - Units 1 and 2 Lunedale House on Market Street in the centre of Morecambe being sold together. Substantial premises with potential to alter the first floor areas into residential accommodation. We understand planning approval has already been given for conversion of all the upper parts into 3 apartments.

Two premises being offered together for sale with Unit 1 being former estate agency and Unit 2 being tenanted by Wolfwood.

Unit 1 is end terraced and offers some 2145 square feet or thereabouts overall. Unit 2 is mid terraced and offers some 2420 square feet or thereabouts overall.

Any queries as to use should be directed to the local planning authority.

Extensive accommodation on both ground and first floors with high visibility within the shopping centre opposite Subway and entrance to the Arndale Centre. Rear service road known as Derby Street.

Extensive accommodation on both ground and first floor levels offering excellent potential. Ideal as an investment or for owner occupation.

Priced to sell. Viewing essential to fully appreciate the location and accommodation on offer.

Location-

The premises are situated within Morecambe town centre and within a short walk of the promenade and sea views.

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project Morecambe for which some funding has recently been granted. Designed to take into account the ecology of the Bay, Eden Project Morecambe will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.

Price: Starting Bid £270,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: None

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## Location

The premises are situated within Morecambe town centre and within a short walk of the promenade and sea views.



## Tenure

LA678564 - Freehold



## EPC

Ratings - D



## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Market Street, Morecambe, Lancashire, LA4 5DW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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