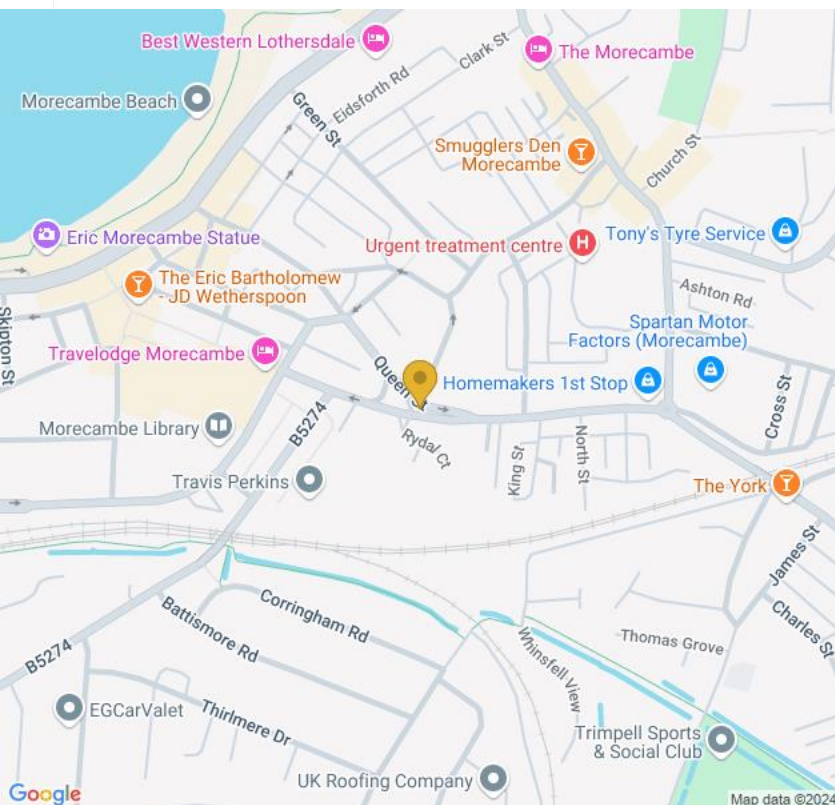


**£25,000**

Kensington Road,  
Morecambe LA4



**Ground Floor**



**Morecambe**  
**3-7 Victoria Street**  
**Morecambe LA4 4AE**

**Tel: 01524 832929**

**Email: morecambe@farrellheyworth.co.uk**

**<https://www.farrellheyworth.co.uk/morecambe>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Great Investment Opportunity In Central Location**
- **Spacious Storage Unit with Great Access**
- **Brick Building Located Just Off Poulton Road And Kensington Road**
- **Close to Town Centre and Main Roads**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Pending EPC**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



An opportunity to purchase this spacious storage unit, located to the rear of Kensington Road and Poulton Road in Morecambe town centre.

The property would make a fantastic space for a range of purposes, which includes a storage area or workshop. The property has previously provided good storage in a discreet location with good access. The storage unit is accessible via a vehicular lane, located off Kensington Road and also has pedestrian access off nearby Poulton Road.

The location is close to the town centre amenities, which include a good range of shops and services, ideal for additional storage for a local business or for hobbies.

Given the current activity in Morecambe and the potential of the Eden project, we believe this to be a fantastic investment opportunity to purchase a good sized storage unit, located in the heart of Morecambe town centre with good availability to nearby amenities.

The property does not have any utility supplies, so any purchaser will need to investigate the addition of these should they be requiring an electric or water supply.

Tenure: Freehold  
Council Tax: Band To be confirmed