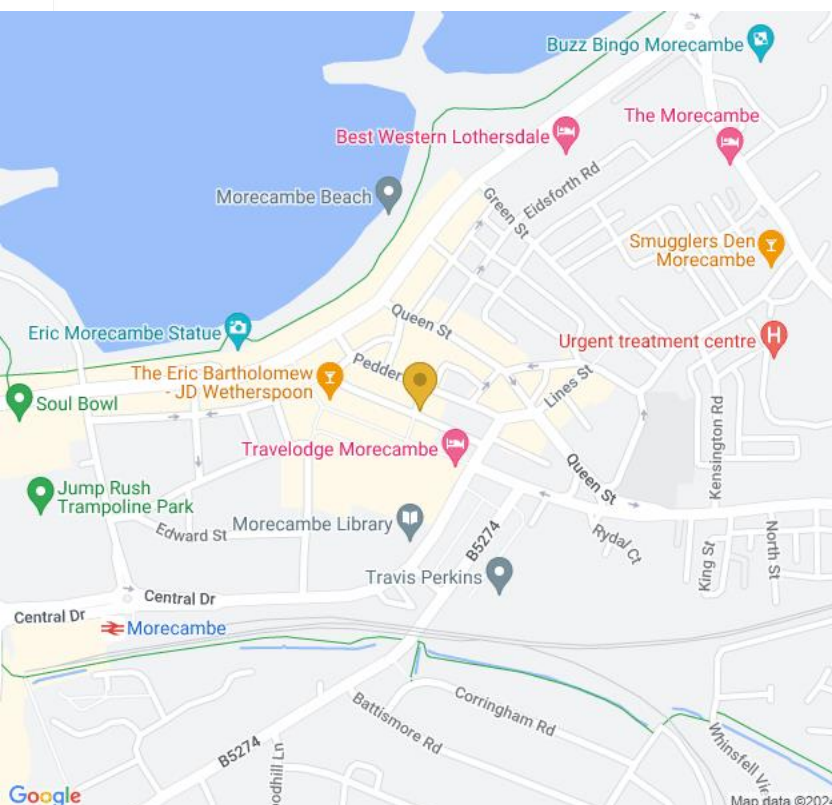


£169,950

Pedder Street, Morecambe
LA4



Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

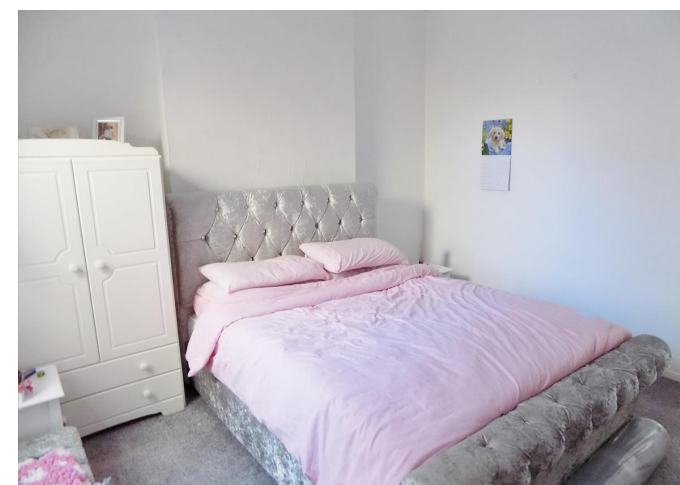
<https://www.farrellheyworth.co.uk/morecambe>

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****
- **Prominent Town Centre Premises Comprising Three Letting Units**
- **3 X Good Tenancies Comprising Shop Unit And Two Flats**
- **Great Investment Potential For Eden Project**
- **7.5% Yield With Potential To Increase - Large Rear Storage Unit**

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.

EPC D

www.farrellheyworth.co.uk



Prominent three storey building which provides a exciting investment purchase. The location takes full advantage of a central position close to the site of the proposed Eden Project.

The building comprises two flats and a ground floor shop unit. In addition there is a large rear storage unit ideal for conversion or additional income subject to required alterations and authority.

All three units are on lease agreements providing good regular incomes. The first floor flat is a one bedroom flat and the second floor flat is two bedroom.

The location is directly opposite Pedder Street car park and the main shopping centre. There is good access to all the town centre restaurants and bars and a close proximity to the railway station.

The Morecambe area now has direct access to the M6 following the opening of the Bay Gateway Link Road.

Tenure: Freehold
Council Tax: Band A



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