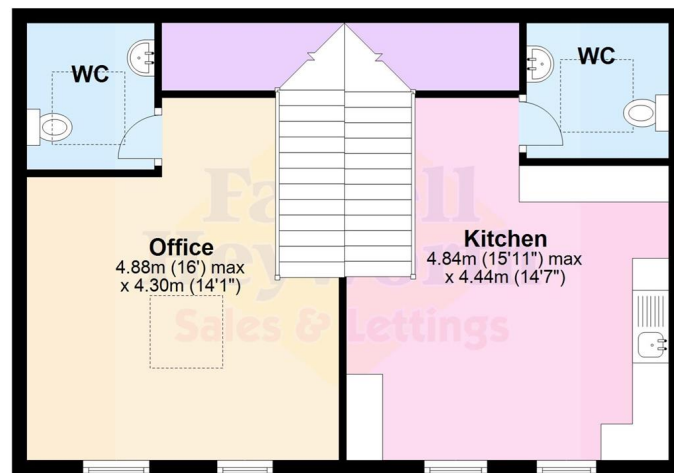


Ground Floor

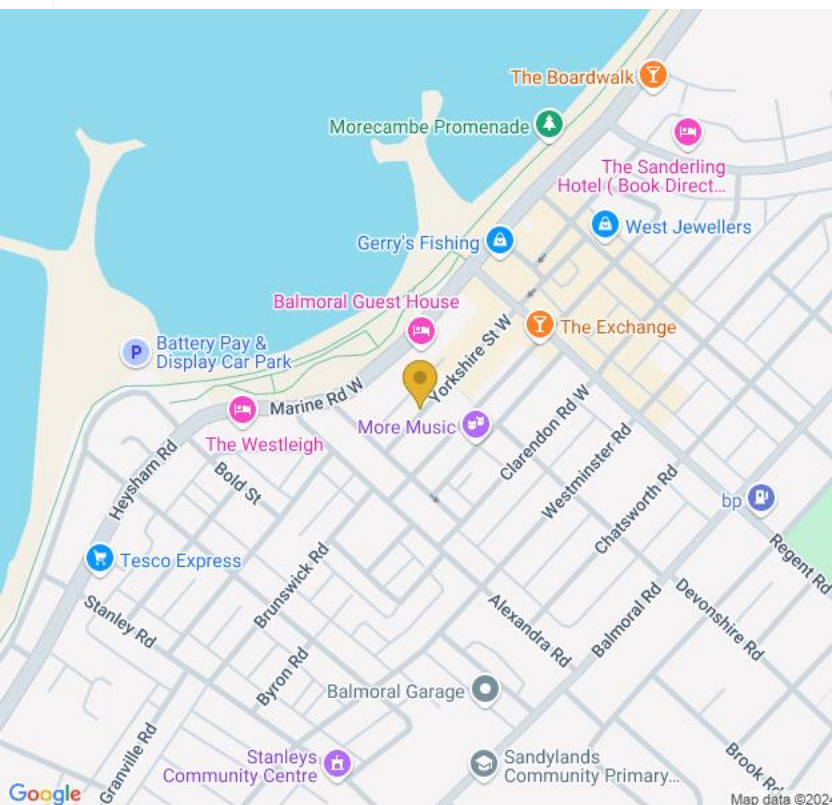
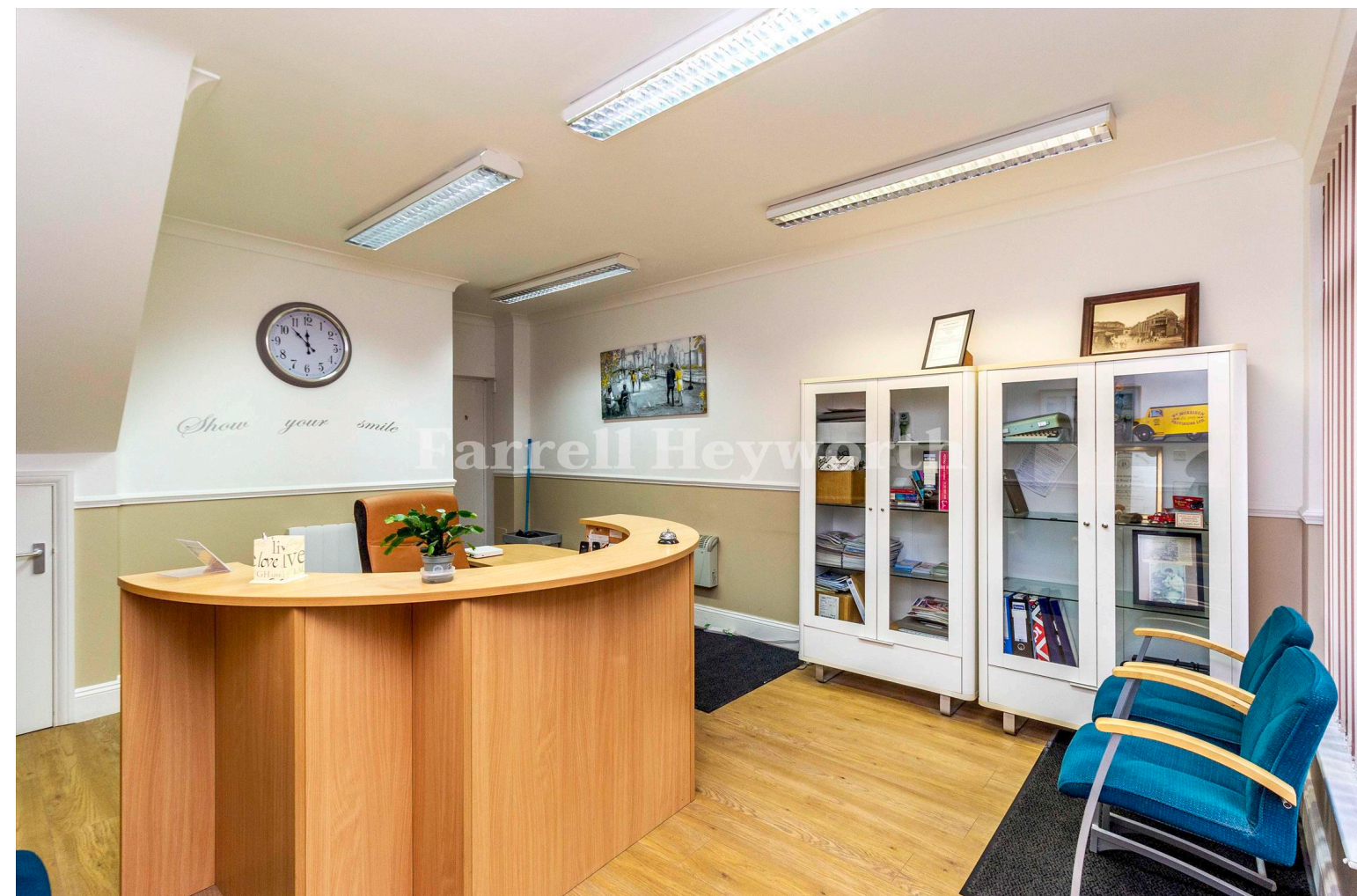


First Floor

£159,950

Yorkshire Street,
Morecambe LA3

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Spacious Commercial Property In Morecambe**
- **Two Separate Shop Floors Forming One Business Unit**
- **For Sale As Buy To Let Investment With Good Ongoing Tenancy**
- **Premises Maintained To High Standard - Strong Rental Return**

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.

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

Pending EPC

www.farrellheyworth.co.uk



Fantastic opportunity to purchase this buy to let investment premises. The property is located on a shopping street in the west end of Morecambe.

The property is been sold as a freehold investment purchase with the business unaffected. The property currently provides a good rental income to the current owner and is sold with a successful ongoing tenancy to a establish business.

Inside it briefly comprises; Two spacious shop floors to the ground floor. Kitchen, office and two WC's to the second floor.

Viewings are highly recommended to appreciate this superb property on offer

Tenure: Freehold
Freehold information: Commercial EPC Rating C
Council Tax: Band To be confirmed



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