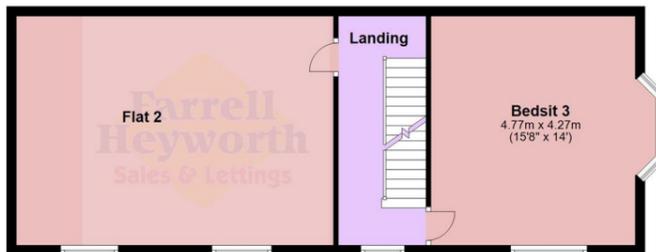


£205,000

Westminster Road,
Morecambe LA3



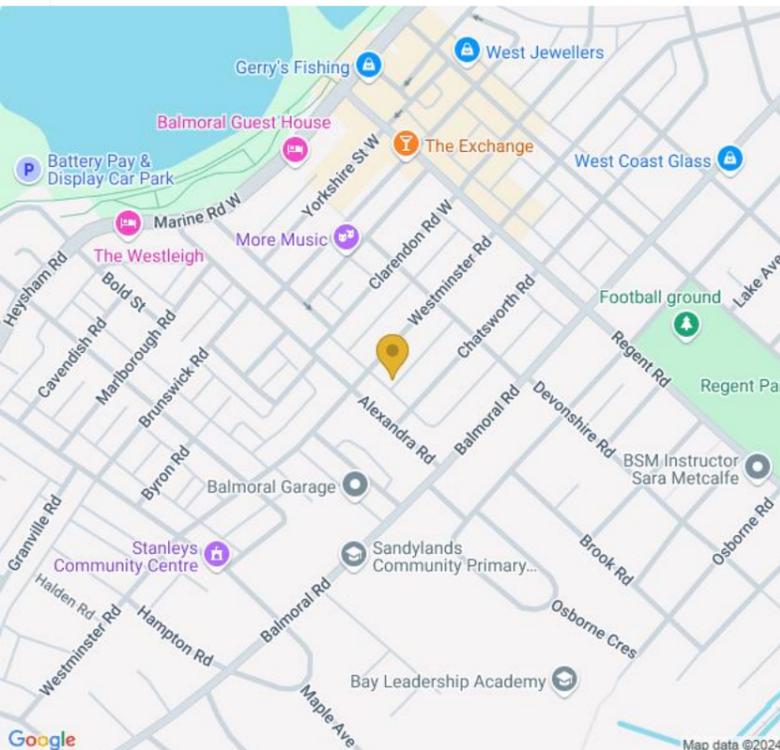
Ground Floor



First Floor



Second Floor



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****
- **Fantastic Investment Purchase Of Six Letting Units**
- **Good Yield With Potential To Develop Subject To Improvements**
- **Great Location Close To Promenade And Amenities**
- **Ideal Eden Project Investment Building**

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

EPC D

www.farrellheyworth.co.uk



An opportunity to purchase this three storey end terrace building which currently provides a good rental return and is divided into 6 rental units.

The building comprises of ground floor flat and rear garden cottage with private entrance. Over the upper two floors there are two flats and two bedsits.

In addition to the internal space there is also a forecourt and the rear garden cottage has a contained yard area.

The property is located within close proximity to the sea front and promenade and within a good range of other nearby amenities on Regent Road.

There is access to nearby schools and health centre and the property is located on the main bus route providing access to Morecambe town centre and Lancaster city. The Morecambe area now has improved access to the M6 motorway following the opening of the Bay Gateway link road. This provides enhanced access via the M6 to the Lake District, Preston, Kendal and Central Lancashire.

The Morecambe area is also under review for the potential construction of the Eden Project North which we believe would significantly enhance the area and boost the local economy.

The property is offered for sale as a going concern and currently has ongoing tenancies, full details of the incomes can be obtained through the agents. Please note all viewing requests will require notice for the respect of the tenants. The agent cannot accept responsibility if access cannot always be achieved to every flat. Virtual viewing videos are available to assist with purchasers enquiries.

The garden cottage has recently received a refurbishment however other flats will require works of improvement to enhance rental income.

- EPC Ratings
 The Cottage - D
 Flat 1 - E
 Flat 2 - E
 Flat 3 - D
 Flat 4 - D
 Flat 5 - D

Tenure: Freehold
 Freehold information: All units are in Council Tax Band A
 Council Tax: Band A



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