

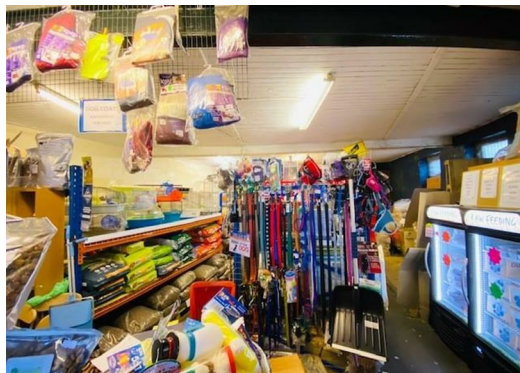


**FISHER
WRATHALL**
COMMERCIAL



6 New Inn Yard, Poulton Square, Morecambe, LA4 5PZ Offers In The Region Of £85,000

FOR SALE - 2 storey Commercial Building having been used for many years for the sale of pet foods but with great potential for other uses subject to any necessary change of use. Ideal convenient location particularly for storage purposes in the Poulton area. Good gated access. Viewing essential to fully appreciate its potential.



Location

The subject premises are situated in the Poulton area of Morecambe. Extremely convenient location off Poulton Square within gated access forming part of New Inn Yard. The premises are set behind the New Inn opposite Morecambe Police Station, easily accessible.

Description

Traditional commercial warehouse style building with spacious accommodation over 2 floors and approximately 1900 square feet in total.

The ground floor has been used for the sale of pet foods and the first floor as storage.

Other users would suit the premises including general storage and car storage as well as possible re-development. All enquiries for different users should be addressed to the local planning authority.

Accommodation

Ground Floor

Sales Area

38' x 25' (11.58m x 7.62m)
Overall average area as the building tapers, approximately 950 square feet. The ground floor has an open reception section with screening to the stock sales area behind and small office area.

First Floor

Storage Area

38' x 25' (11.58m x 7.62m)
Overall average area as the building tapers, approximately 950 square feet. The first floor has been used purely for storage and is segregated into sections.

Services

Some mains services available. Relevant enquiries should be made to verify.

Rateable Value

£3,750.

Planning

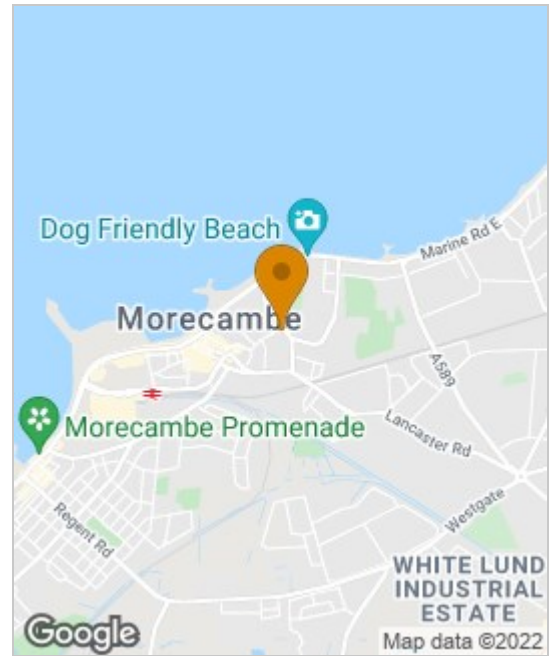
Any change of use other than the previous established use for the sale of pet foods may require planning permission. All enquiries should be addressed to Lancaster City Council Planning Department.

VAT

All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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