

FOR SALE - MORECAMBE

Single-let retail investment ideal for private investor/SIPP purchase

Peill & Co
01539 888 000



**39 Euston Road
Morecambe
Lancashire LA4 5DF**

- Prime town centre location
- Let to independent trader, established many years
- Adjacent to Specsavers, Peacocks, Wetherspoons and close to Arndale Centre & Travelodge
- VAT-free investment



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Location

Morecambe is a resort town situated on the northwest Lancashire coast on the shores of Morecambe Bay, which has seen a resurgence in visitor numbers in recent years, which has led to proposals for £100m development of the Eden Project North on the Promenade (a short distance from the subject property) which is anticipated will attract approximately 740,000 visitors annually. Morecambe, together with neighbouring Lancaster City has a resident population of approximately 65,000 and the town is a popular location for student accommodation in association with the universities in Lancaster (Lancaster University and the University of Cumbria).

Situation

The property is situated in a pedestrianised high street location adjacent to premises occupied by Specsavers with other occupiers in the immediate vicinity including a range of independent traders, Cancer Research, Salvation Army, Vision Express, the Morecambe Central Travelodge and the Arndale Shopping Centre.

Funding has been secured for the Eden Project North, which is to be located a short distance from the property on the Promenade, adjacent to the famous Midland Hotel.

Description

The property comprises a mid-terraced high street retail unit arranged over ground, first and second floors (together with trap-door basement access). The property has the benefit of rear servicing from the Arndale Shopping Centre service yard and offers a prominent double frontage aspect to pedestrianised Euston Road.



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Accommodation

Internal width	4.63 m
Shop depth	10.33m
Built depth	12.2m
Ground floor sales	42.3 sq m
First floor storage	31.17 sq m
Second floor storage	36.58 sq m
Total NIA	110.05 sq m
First floor wc & whb	
(455 sq ft)	
(336 sq ft)	
(394 sq ft)	
	(1,116 sq ft)

First floor wc & whb

Services

We understand that all mains services are connected to the premises.

Terms

The property is let on a 5 year lease from 22 February 2023 at £7,800 per annum to an individual t/as Same as it Ever Was, as a gift shop, fancy goods and home furnishings. The tenant has been established in Morecambe for a number of years, relocating to this shop in 2023. There was a break clause available to the tenant in February 2026 which was not exercised.

Price

Offers in the region of £75,000 representing an attractive initial yield of approx 10%.

Rating Assessment

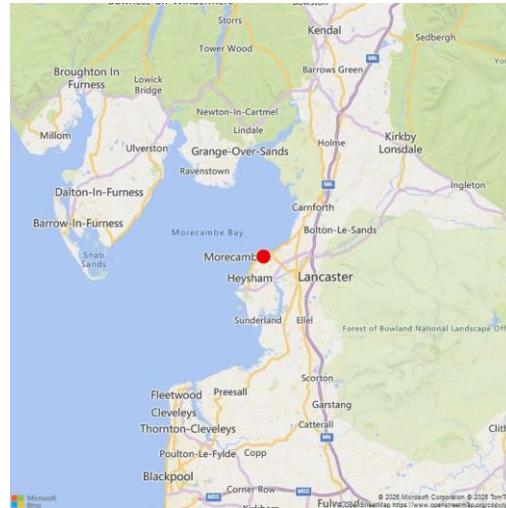
From April 2026 the shop is assessed at RV £12,500

Energy Performance

The property has an energy performance rating of 'E-103'

VAT

The property is not currently subject to VAT.



Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

Anti-Money Laundering (AML)

In accordance with 2017 Anti-money Laundering Regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

Further details and viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings

Peill & Co

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