



Close to proposed
Eden North!!

**24, Euston Road
Morecambe
LA4 5DD**

TO LET

- Open plan premises -**
- Rear access -**
- Immediately available -**
- Superfast broadband fitted -**
- Potential to sub-let upper floors -**
- No VAT -**
- NO RATES² -**

www.rptaylor.co.uk

Tel: 01524 542717

24, Euston Road Morecambe LA4 5DD

Location & Description:

The unit is located on Euston Road, Morecambe's prime retail centre. Adjoining occupiers comprise Nationwide, Wetherspoons, Peacocks, Hays Travel, Vision Express, Cancer Care, Barnardos and Travel Lodge.

The unit has prominent frontage, an asset to the north side of the pitch and is set mid way along the street terrace. Euston Road is a pedestrian high street, vehicle loading is available from the rear lane.

The unit comprises an open plan premises at ground floor with rear access, there is an aluminium window frontage and double door entrance. The sales area is offered in a shell fitment and immediately ready for an incoming tenant brand.

To the two upper floors there is useful storage and a potential (subject to statutory consents) to refurbish & modernise this upper floor space to form useful well proportioned residential accommodation.

Morecambe has its own train station, this links with Lancaster city centre and the west coast mainline. The station is on Central Way and is approximately a 500m walk from the premises.

Bus links to Lancaster and Carnforth are easily accessible from both Central Drive at its intersection with Euston Road (to the east) and Marine Road Central (to the north); both are within 150m of the premises.

Size & Specification:

The internal accommodation extends to:

Retail space	-	112.68 m ² / 1,213 ft ²
FF (front)	-	41.27 m ² / 444 ft ²
FF (rear)	-	23.94 m ² / 257 ft ²
SF	-	41.71 m ² / 449 ft ²
Total	-	219.60 m ² / 2,364 ft ²

Offer:

The unit is advertised TO LET ¹.

The property, by separate negotiation, may be purchased; a separate proposal will apply.

Availability:

The premises are available for immediate leasehold occupation and the unit is advertised with vacant possession.

In respect of any proposed purchase the property is subject to an outstanding dilapidations settlement with the outgoing tenant, Holland & Barrett.

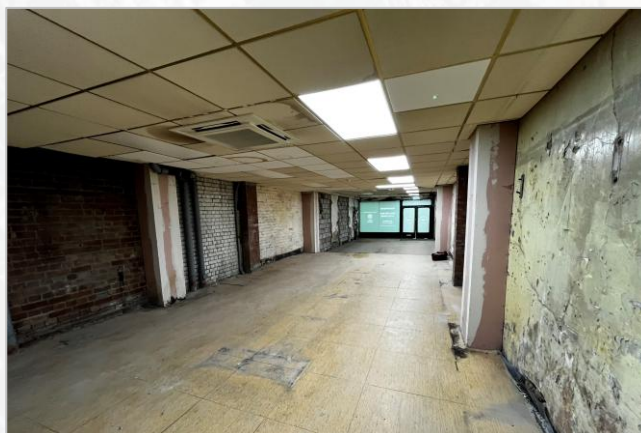
Services:

The property holds 3-phase 100amp electric supply with connection and switch board to front of ground floor sales. Water and mains drainage are connected. There is no gas currently connected.

Tenure:

The property is held freehold with clean and marketable title.

Subject to contract the leasehold occupation shall comprise a minimum term of 5yrs and which lease shall be full repairing and insuring. Alienation shall be qualified, as with the user provisions. A last day of the lease rent review shall apply.



Price & Costs:

Lease - £20,000 per annum paid quarterly in advance.

Freehold – subject to application and enquiry with the landlord's agent.

EPC:

An EPC is pending.

Business Rates:

The property has a 2023 List entry noted as:

- Shop & Premises - RV £11,000

Money Laundering Regulations

In accordance with UK Law and the Money Laundering Regulations 2017, as agents we are required to conduct anti money laundering checks on all buyers and leasehold occupiers; as an RICS Regulated Firm we give great weight to this compliance.

In line with RICS and HMRC guidance, our nominated trusted partner who undertakes the AML check is Veriphy. Each application is treated confidentially and, other than with Veriphy, information is not shared with 3rd parties or even with the Seller / Landlord.

A non-refundable fee is payable for each applicant / application. An applicant is defined as an individual (or collection of named individuals where multiple parties are proposed to hold legal interest in the property); in respect of a Company the applicant is the acting Director and the Company's House nominated Person with Significant Control.

The cost of each application shall be charged at a rate of £35.00 inc of VAT per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment. The fee is payable to the selling or letting agent appointed in this matter.

A Verify application must be completed prior to a memorandum of sale or heads of terms to a letting being circulated; no progress in a transaction will occur without such an application being concluded. Any offer proposed by the applicant may be considered by Seller or Landlord in advance of such an application but will be reviewed subject to contract and the completion of associated AML checks.

Viewings:

Strictly via Agents

www.rptaylor.co.uk

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References:

All leasehold enquires will be subject to a credit reference application – the fee will be payable at a sum of £35.00. This fee is payable in advance.

VAT:

Prices and rents are quoted exclusive of VAT which may apply in addition.

Notes:

1. Subject to Contract
2. Dependant on a successful application for small business rates relief

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

