



Lancaster Road  
Morecambe  
Lancashire  
LA4 5QW

Offers in Excess of £147,000

bettermove 

# Lancaster Road Morecambe

Bettermove are proud to present this exciting three bedroom maisonette with ground floor commercial unit for sale in Morecambe, available with no forward chain.

The property is sold as one freehold title. The commercial premises are currently vacant and the maisonette is sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this well presented property comprises a ground floor retail space with shop floor, kitchen and store room providing access to a rear yard. The first floor maisonette consists of a lounge, fitted kitchen, one bedroom and family bathroom. The second floor contains two further bedrooms.

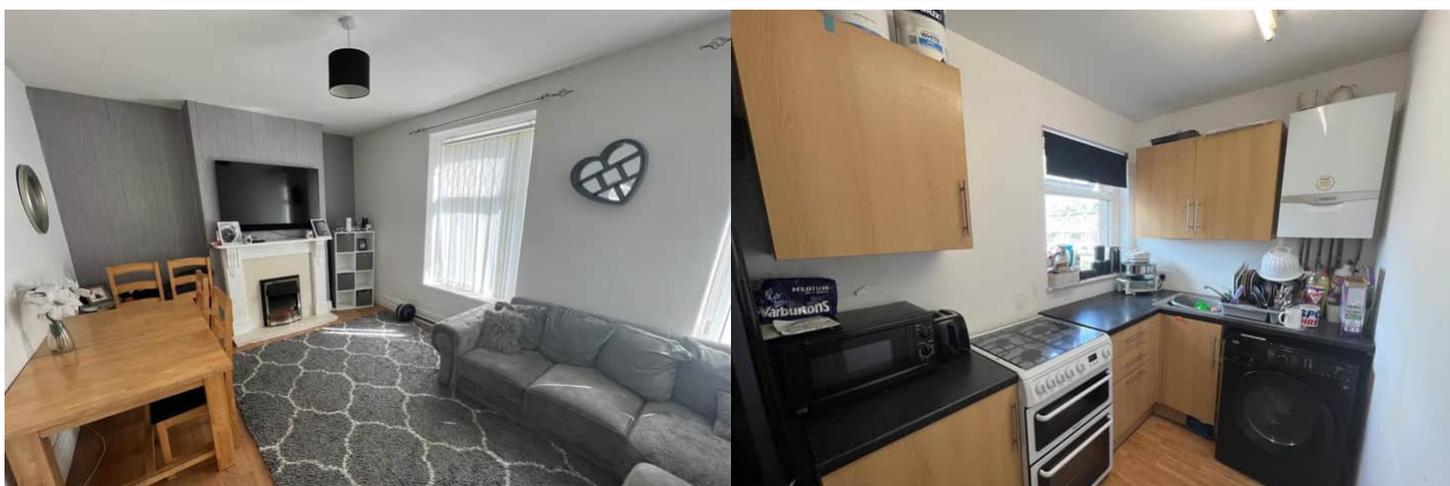
Situated in the popular town of Morecambe, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A683, M6, Morecambe and Bare Lane rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



### Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



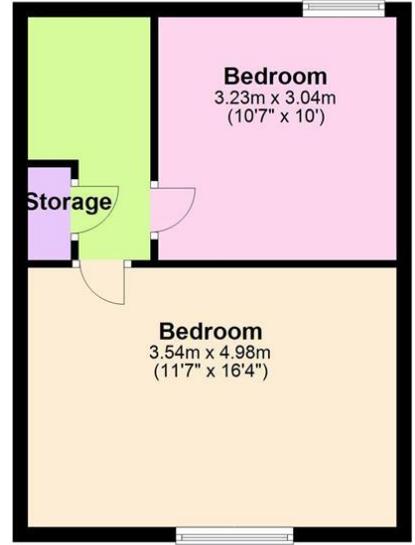
### First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



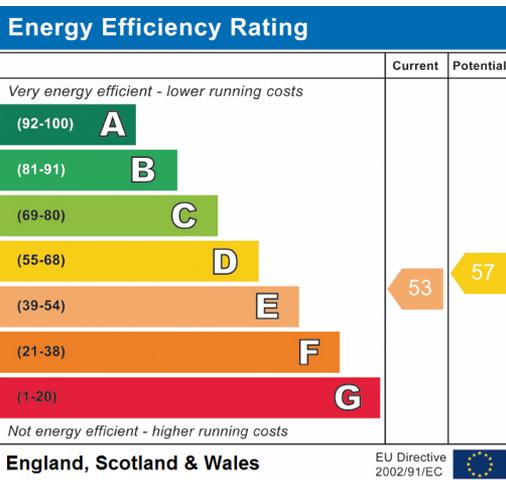
### Second Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 130.3 sq. metres (1402.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.





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