

TO LET

£3,250 Per Month

1,600 Sq Ft



TO LET - PROMINENT WAREHOUSE AND PREMISES, LANCASTER ROAD

- Former Carpet Showroom
- Recently Refurbished with Full Glazed Frontage
- Pull in Front Car Parking for Several Cars
- Close to Torrisholme Village
- Well placed for access to the Bay Gateway
- SEE VIRTUAL TOUR

**FISHER
WRATHALL
COMMERCIAL**

411 LANCASTER ROAD, MORECAMBE, LA4 6NB

Location

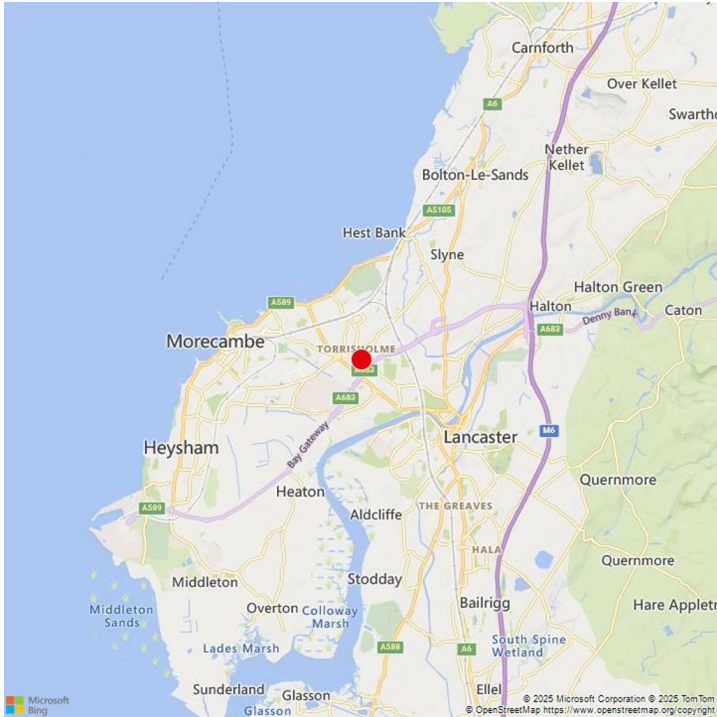
This property enjoys a highly convenient location with excellent access links to the Bay Gateway, providing swift connection to the M6 motorway. Ideally positioned between Lancaster city centre and Morecambe Promenade, it offers strategic placement for both commuter and customer access.

Located along a busy main road that runs through the heart of Torrisholme village, the property benefits from strong visibility and steady passing traffic. A range of nearby local amenities further enhances its appeal, making it an excellent choice for businesses seeking a well-connected and accessible site in a thriving local area.

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

John Davenport
07435 050083
john@fwcommercial.co.uk



Description

Former carpet showroom offering spacious trading accommodation, recently refurbished with good glazed frontage. Situated in a prominent location the premises have ample pull in front parking for several cars. The premises are situated on Lancaster Road which runs through the predominantly residential area of Torrisholme. Well positioned for access to the Bay Gateway and ultimately the M6 motorway. Viewing strongly recommended.

Accommodation

Kitchen, toilet, office and storage facilities.

	Sq Ft	Sq M
Kitchen	74	6.87
WC	50	4.64
Office	70	6.5
Shop front	1,382	128.39
TOTAL	1,600	148.64

VAT

Property elected for VAT, property subject to VAT.