



For Sale – Motor Dealership/Industrial Premises Fellgate, White Lund Industrial Estate, Morecambe, LA3 3PE

- Rare Freehold/Leasehold motor trade opportunity on the established White Lund Industrial Estate
- Prominent trading position
- Excellent transport connectivity
- Mixed-tenure opportunity

Location

The property benefits from excellent transport connectivity, with direct access to the A683 link road connecting to the M6 motorway (Junction 34), providing efficient distribution links throughout the North West.

Morecambe town centre and seafront lie a short distance to the west, with Lancaster city centre approximately 3 miles to the south.

Lancaster Retail Park adjoins the estate, and the wider area benefits from nearby rail connections via Lancaster station on the West Coast Main Line.

White Lund is a well-established and highly accessible commercial location, home to a strong mix of national and independent occupiers, alongside a well-known cluster of motor trade businesses concentrated along Fellgate, Northgate and Whitegate making the estate a recognised destination for automotive retail in the sub-region.

Nearby dealerships include, **Ford, Peugeot, Toyota, Skoda, Vauxhall, Honda and Omoda/Jaecoo.**



Source – Google Earth

Description

Showroom/Dealership

The property comprises an established motor dealership arranged over two floors, with an L-shaped showroom fitted out to a high specification, including tiled flooring, recessed lighting and air conditioning throughout.

Ground floor ancillary accommodation provides aftersales and office space, with a rear workshop accessed via roller shutter door. The first floor comprises staff facilities including WCs and a staff canteen.

Externally, the site provides prime and secondary display areas plus customer parking and storage, with capacity for approximately 72 vehicles. The property occupies a broadly rectangular site extending to approximately 0.65 acres.

Workshop – Leasehold

The property comprises a detached industrial unit of steel portal frame construction, surmounted by insulated profile metal clad elevations under a metal clad M shaped roof, currently configured as a 9 bay workshop.

The premises provide accommodation over ground floor and car storage levels, with direct roller shutter access from Fellgate.

The site extends to approximately 0.56 acres and provides car parking for up to 30 vehicles

Energy Performance

Energy Performance Asset Rating – Certificate can be made available upon request.



Accommodation

The property comprises the following approximate floor areas:

Area	Sq m	Sq ft
Freehold		
<u>Ground</u>		
Showroom	589.6	6,346
Office	36.7	394
Customer Waiting	59.4	640
Parts	96.1	1,035
Workshop	223.8	2,409
<u>First</u>		
Kitchen	150.9	1,624
Total Area (GIA)	1,156.5	12,448

	Hectare	Acre
Site Area	0.26	0.65

Area	Sq m	Sq ft
Leasehold		
<u>Ground</u>		
Warehouse	437.94	4,714
Total Area GIA	437.94	4,714

	Hectare	Acre
Site Area	0.23	0.56

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Terms & Tenure

Freehold

We are inviting unconditional offers on the dealership edged red on the attached plan.

Leasehold

The property at Unit 2 Fellgate, White Lund Industrial Estate edged blue on the attached plan is currently held on a lease until 30th April 2028 at a passing rent of £33,000 per annum and is available by assignment

A copy of the lease and related documents are available [here](#)

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

Freehold:

We are advised that the Rateable Value for the property is £71,500

The UBR for 2026/27 is £43.0p in the £ for qualifying retail properties.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Leasehold:

We are advised that the total Rateable Value for the property is £28,250 (Unit 2).

The UBR for 2026/27 is £43.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

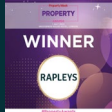


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