

FOR SALE

**£400,000 for the Freehold
3,000 Sq Ft**



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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FOR SALE - FORMER PUBLIC HOUSE, MARINE ROAD CENTRAL, MORECAMBE

- Period Former Pub
- Idyllic Sea Front Location
- Extremely Well Known Building
- Grade 2 Listed
- In Need Of Considerable Update
- Excellent Potential

 **FISHER
WRATHALL
COMMERCIAL**

QUEENS HOTEL, 273 MARINE ROAD CENTRAL, MORECAMBE, LA4 5BY

Location

Morecambe is located 3.5 miles to the west of Lancaster and 20 miles north of Preston. The town benefits from excellent communications with The Bay Link Road leading to junction 34 of the M6 motorway. Morecambe has a population of approximately 33,500 with a catchment estimated to be in the order of 130,000 (Source CACI). The subject property is situated on Marine Road with a wonderful aspect over Morecambe Bay and views beyond of the Lake District. The area awaits the outcome of the proposed Eden Project North.

Description

For Sale - THE ICONIC QUEENS HOTEL - Extremely Prominent Listed Building on Marine Road Central at the junction with Queen Street overlooking Morecambe seafront. Excellent views across Morecambe Bay to the Lakeland hills beyond. Great potential. Requires full refurbishment. Ideal location practically opposite the proposed Eden Project North.

Timed street parking around neighbouring streets. Pay and display car park on the bay side of Marine Road.

Legal Pack available for interested parties.

Planning Permission and Listed Building Consent has previously been granted for change of use.

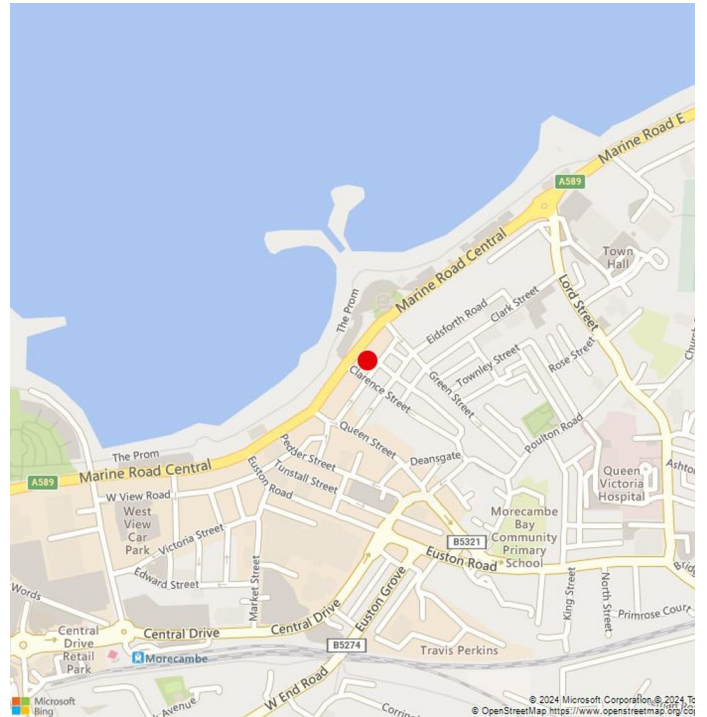
Planning Permission was granted for the subject property, application number 18/00206/FUL.

Listed Building Consent was granted for the subject property, application number 18/00207/LB.

Accommodation

Further additional 2 storey accommodation to the rear accessed from the rear courtyard.

Enclosed Rear Courtyard Area with vehicular access from Back Morecambe Road.



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
john@fwcommercial.co.uk

TOTAL	3,000	278.7
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