



10 Northumberland Street & 24 West View Road Morecambe, LA4 4AY

Commercial/Residential Opportunity
Café/ Restaurant Premises with substantial living accommodation

O.A £175,000 – 10 Northumberland Street
O.A £75,000 – 24 West View Road & 4 Car Parking lots

'OVER 30 YEARS OF SELLING PROPERTY LOCALLY'

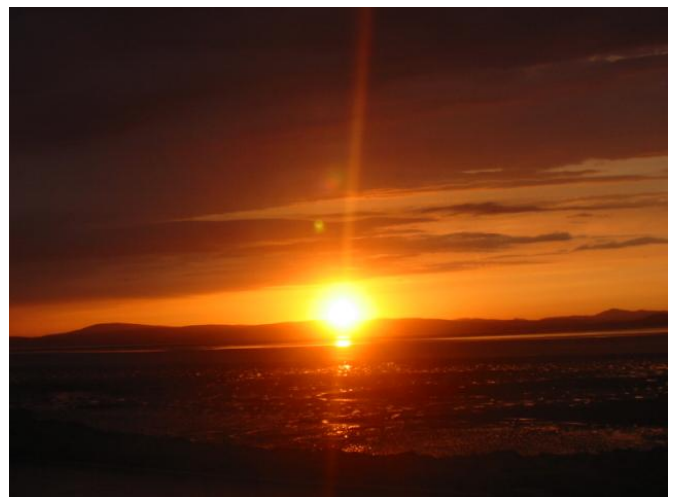
www.gfpropertysales.com

37 Princes Crescent, Bare Village, Morecambe, Lancs, LA4 6BY
Company No. 4522754 Registered in England and Wales.
Telephone 01524 401 402



Description

A commercial/residential opportunity is offered by the sale of this former café/restaurant premises with substantial living accommodation. This prominently positioned building is situated just off the sea front in the very heart of the promenade and provides superb sea views and an excellent trading position. There is a further option to purchase a one/two bedroom cottage with garage and 4 x car parking lots. The two buildings require a complete modernisation programme and offer further options subject to planning approval by the local authority.



Tenure: Freehold
Property Banding:

28.10.2010 Ref.3361

IMPORTANT: Photographs are reproduced for general information only therefore it must not be inferred that any items shown are included for sale within the property.

Ground Floor

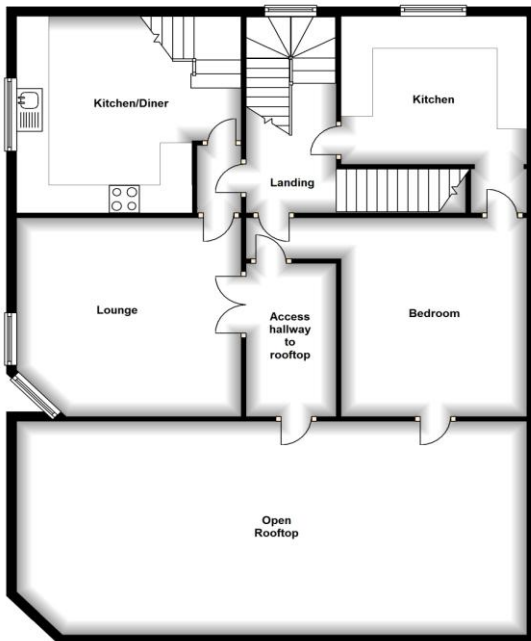
Approx. 140.7 sq. metres (1514.3 sq. feet)



Total area: approx. 345.3 sq. metres (3717.2 sq. feet)

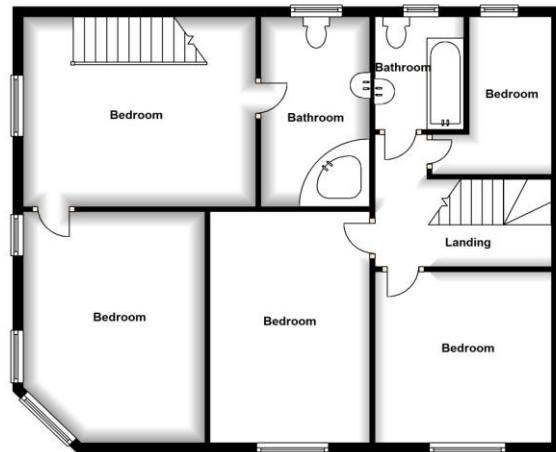
First Floor

Approx. 124.6 sq. metres (1341.2 sq. feet)



Second Floor

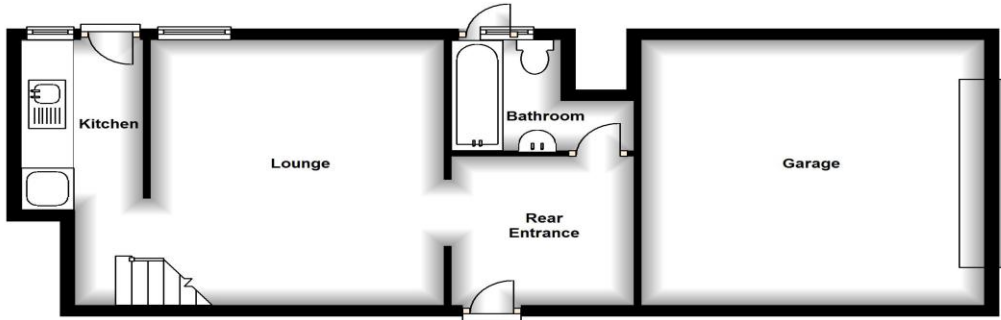
Approx. 80.1 sq. metres (861.8 sq. feet)



Cottage with 4 Parking Lots

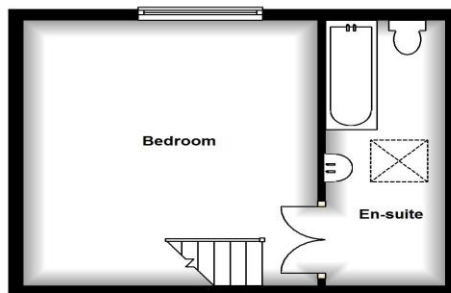
Ground Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

✓ Personal Service with over 30 years experience

✓ Security and reliability

✓ Accompanied Viewings

✓ Very best possible values achieved

✓ Quality Sales Particulars

✓ Professional 'For Sale' Board

✓ No Rush 'One client at a time' service

✓ 100% Pro-active

'Business Opening Times'

Mon – Fri 9am – 5pm

Sat 9am – 4pm

URGENT BUSINESS CONTACT:-

Gerry Farrell 07734 383334

Viewing by appointment please telephone 01524 401 402

The particulars GF Property Sales have created are for the use of prospective purchasers as a general guide as to whether or not the property is of interest to you. Although all of our measurements are recorded by tape measure and we create what we believe to be a very accurate description of the property they cannot be relied upon as a statement or representation of fact. We have to rely heavily on what we are told by the seller.

None of the appliances mentioned have been tested by GF Property Sales. Therefore Purchasers are advised to satisfy themselves as to their working order and condition. If you decide to buy this property, details should be verified personally or through your own Solicitor. Professional advice is essential before incurring any expenses or becoming committed in any way. These particulars do not form any part of an offer or contract.