

FOR SALE

A2 PLANNING CONSENT
364 Heysham Road
Heysham
LA3 2BJ



Location

Heysham is situated in the Lancaster district just a few miles from both Lancaster and Morecambe. Heysham serves a wider population of approximately 17,000 and is situated to the west of the City of Lancaster overlooking Morecambe Bay. Heysham is a ferry port providing services to the Isle of Man and Ireland and also accommodates two nuclear power stations.

The property is situated in a popular retail parade fronting Heysham Road (A589) adjacent to Tesco Express.

Accommodation

The property comprises a three-storey end terrace building with a self contained retail unit on the ground floor and residential accommodation on the first and second floors. The residential accommodation is held by another party on a long leasehold basis and is accessed via a dedicated entrance off Heysham Road.

The retail unit on the ground floor comprises the following floor areas:-

Demise	Sq. Feet	Sq. Metres
Ground Floor Total Area	567	52.7

Price

We are seeking offers in excess of £70,000.

Tenure

Freehold with vacant possession.

Please note the residential accommodation to the first and second floors is held on a long leasehold basis for a term of 999 years from 3rd November 1975 by another party. The residential accommodation is currently for sale via Farrell & Heyworth in Morecambe.

Business Rates

The unit has a 2017 rateable value assessment of £4,400. For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared February 2018

Viewing Strictly through the sole letting agent.

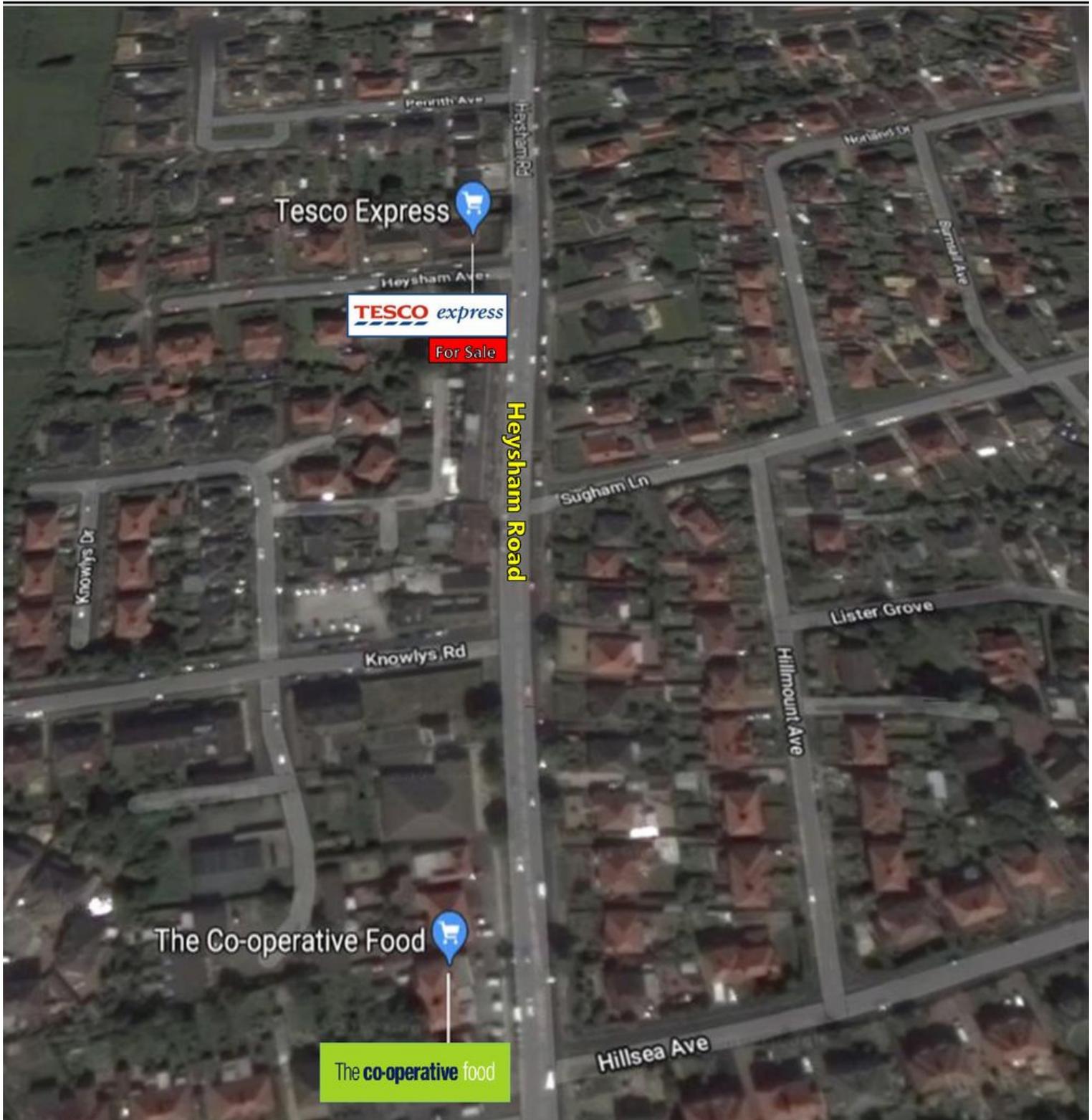
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