

Photograph taken during recent November lockdown



## SITUATION

Located within this town centre pedestrianised position amongst such multiples retailers as **Santander, Holland & Barrett, Ladbrokes, Peacocks, Specsavers, Vision Express, Nationwide Building Society** and **TSB** as well as being a short distance from the Seafront. Morecambe is a popular seaside resort lying on the main A5105 with good road access via the A589 to the M6 (Junction 34) some 5 miles west of Lancaster.

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Built Depth 75'0" Area Approx. 1,353 sq ft <sup>2</sup>	<b>Barnardo's</b> <b>(Having 700 branches)</b> <b>(T/O for Y/E 31.03.19 £306m,</b> <b>Pre-Tax Profit £3.1m and</b> <b>Shareholders' Funds £2m)</b>	10 years from 18th January 2010 (Holding over)	£14,000	FRI (excluding roof).
First & Second Floor	Not inspected			<b>VACANT</b>	

<sup>1</sup>Not inspected by Barnett Ross.  
<sup>2</sup>Area taken from VOA.

**Total: £14,000 plus  
Vacant Upper Part**

# £14,000 p.a. Plus Vacant Upper Part

### Joint Auctioneers

Estate Management London  
Tel: 020 7930 9333 Ref: Sven Weinast  
Email: s.weinast@eml.uk.com

### Vendor's Solicitors

Raymond Saul & Co LLP  
Tel: 020 7480 5840 Ref: Jeremy Blain  
Email: jeremy@rslaw.co.uk

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



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View from Property

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