

Visitor Information Centre, Marine Road Central, Old Station Buildings Morecambe, Lancashire LA4 4DB

lot 15

Prominent Retail/Office Investment

- Entirely let to Lancaster City Council on a 25 year lease until December 2022 (no breaks)
- Prominent position adjoining The Platform Arts and Entertainment Venue and KFC
- Located in popular tourist town
- Nearby occupiers include Reel Multiplex Cinema, Morrisons Superstore, Next, Homebase and Frankie & Benny's
- Close to the proposed 80,000 sq ft Bay Shopping Park

Rent
£24,800
per annum
exclusive



Location

Miles: 4 miles west of Lancaster
30 miles north of Preston
55 miles north-west of Manchester
Roads: A589, A683, M6
Rail: Morecambe Railway Station
Air: Leeds Bradford, Manchester International

Situation

The property is located in the popular tourist town of Morecambe on the seafront, some 500 metres from Morecambe Railway Station. It forms part of a larger building which also houses The Platform Arts & Entertainment Venue, The Platform Public House (operated by Spirit) and KFC, whilst also directly adjacent is the Reel Multiplex Cinema and the town's Festival Market. The iconic Art Deco Midland Hotel is directly facing whilst adjacent to the south is a retail park housing a 70,000 sq ft Morrisons superstore, Next, Homebase, Aldi and the Super Bowl together with the site of proposed Bay Shopping Park – www.wsbproperty.co.uk/adminimages/The%20Bay%20Shopping_Morecambe.pdf – which has now received detailed planning consent.

Description

The property forms part of a larger Grade II Listed building and comprises ground and first floor accommodation currently used as a Visitor Information Centre.

Tenure

Virtual Freehold. Held from Lancaster City Council for a term of 99 years from 1st December 1997 until 2996 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Visitor	146.23 sq m	LANCASTER CITY COUNCIL (t/a Visitor Information Centre)	25 years from 01/12/1997 until 30/11/2022 on a full repairing and insuring lease	£24,800	01/12/2017
First	Information Centre	67.63 sq m (728 sq ft)				
Totals		213.86 sq m (2,302 sq ft)			£24,800	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

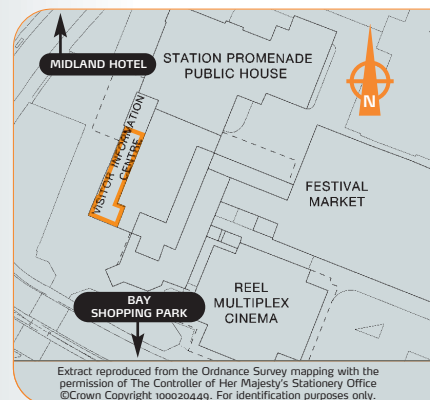
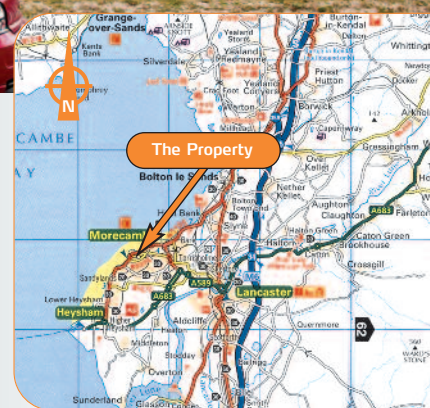
Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Fladgate LLP
16 Great Queen Street, London WC2B 5DG.
Tel: +44 (0)203 036 7231.
Email: slewis@fladgate.com
Ref: Stephen Lewis.



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