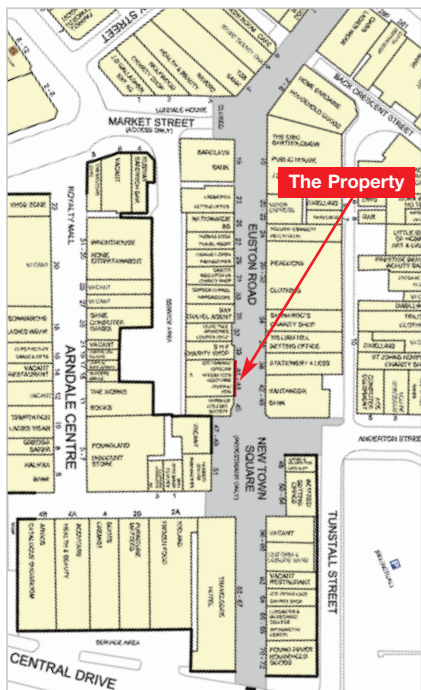


Morecambe

41/43 Euston Road
Lancashire
LA4 5DF

- **Freehold Shop and Residential Investment**
- Well located in the town centre
- Shop let to Specsavers (2)
- Two flats let on Assured Shorthold Tenancies on part upper floors
- No VAT applicable
- Total Current Rents Reserved
£38,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Morecambe is a popular coastal town with a population of approximately 51,000. The town benefits from good road communications with the M6 (Junction 34) being 6 miles to the east. Morecambe overlooks Morecambe Bay and is 4 miles north-west of Lancaster, 31 miles north-west of Preston and 42 miles north of Blackpool.

The property is situated in the main town centre retail location, a short distance from the seafront and the Arndale Shopping Centre. Occupiers close by include Santander, British Heart Foundation, Barnardo's, Betfred, Peacocks and William Hill.

Description

The property is arranged on ground and two upper floors to provide a ground floor double shop unit with ancillary storage accommodation on the first and second floor of No. 43. The upper floors provide two self-contained flats above No. 41, which are approached from the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

Shop EPC Rating 92 Band D (Copy available on website).
41A EPC Rating 42 Band E (Copy available on website).
41B EPC Rating 14 Band G (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
41/43 Ground Floor	Specsavers Optical Superstores Limited (1)	Gross Frontage 10.95 m (35' 11") Net Frontage 10.05 m (32' 11") Shop Depth 12.20 m (40' 0") Built Depth 14.25 m (46' 9") First Floor (No. 43) 29.45 sq m (317 sq ft) Second Floor 40.40 sq m (435 sq ft)	Term of years from 05.10.2009 to 26.02.2016 Rent review every 5th year FR & I	£28,400 p.a.	Reversion 2016 (2)
41A	Individual	First Floor – 1 Room, Kitchen/Reception Room, Shower Room	Assured Shorthold Tenancy for 6 months from 01.10.2014	£4,800 p.a.	Holding over
41B	Individual	Second Floor – 1 Room, Kitchen/Reception Room, Bathroom Third Floor (in eaves) – 1 Room	Assured Shorthold Tenancy for 6 months from 12.08.2014	£4,800 p.a.	Holding over

(1) No. of branches: 2,000. Website Address: www.specsavers.co.uk
For the year ended 28th February 2014, Specsavers Optical Superstores Limited reported a turnover of £392,606,000, a pre-tax profit of £18,533,000, shareholders' funds of £76,114,000 and a net worth of £73,847,000. (Source: riskdisk.com 01.06.2015.)
(2) The tenants have served a Section 26 Notice of the Landlord & Tenant Act 1954 requesting a New Business Tenancy to commence on 26th February 2016.

Total £38,000 p.a.