

## For Sale or To Let

**6 Back Avondale Road  
Morecambe  
LA3 1SW**



### Secure Workshop & Offices

#### Location

The premises are situated on Back Avondale Road, which is to the rear of Avondale Road, located within the well known West End of Morecambe. There are a number of similar properties in the vicinity.

#### Description

The premises are of two storey construction, there being a ground floor secure lock-up workshop with vehicular access from the front, together with an attractive first floor office area with access from the rear.

There is a toilet together with kitchenette area at ground floor level.

#### Accommodation

##### Ground Floor

Total workshop area    580 sq ft    53.88 sq m  
Toilet with w.c. & w.h.b.  
Kitchenette

##### First Floor

Total office area            563 sq ft    52.30 sq m

#### Services

The premises are connected to mains drainage and are supplied with mains water and electricity.

#### Terms

For Sale: Offers in region of £57,500.

To Let: Offers in region of £5,500 p.a.x.

#### Tenure

The property is freehold.

#### Rateable Value

R.V. - £2,850

U.B.R. - 46.2p

#### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

#### Viewing

Peill & Company Tel 0845 450 4444 (Andrew Peill dealing) [andrew@peill.com](mailto:andrew@peill.com)

