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**FOR
SALE**



FORMER CHURCH WITH DEVELOPMENT POTENTIAL S.T.P

709 m² (7,632 ft²)

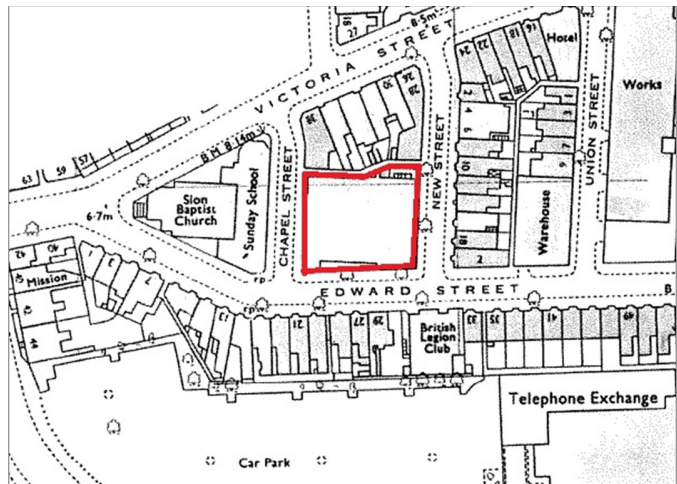
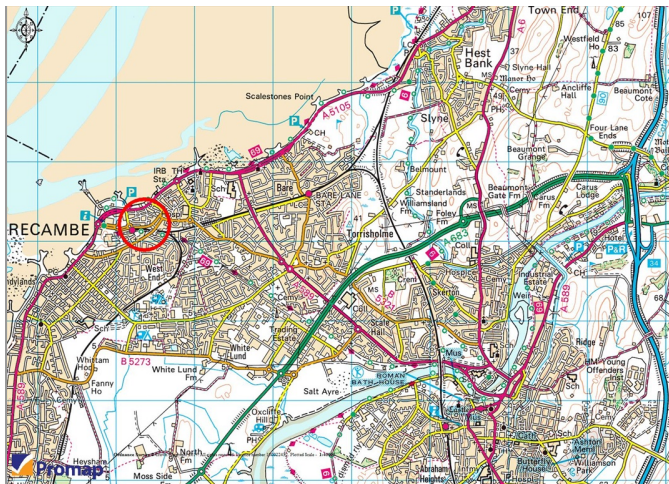
**Former St Laurence's
Church
Edward Street
Morecambe
LA4 4BL**

- Central location
- Suitable for a variety of uses S.T.P.
- Cost effective storage accommodation

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Location

The Church occupies a substantial portion of the block surrounded by Chapel Street, New Street and fronting onto Edward Street adjacent to Morecambe Town Centre.

Whilst the immediate location is predominantly residential the location lies a short distance from the Promenade and a range of amenities together with the Telephone Exchange Public Car Park being positioned immediately to the rear. The Arndale Morecambe Bay Shopping Centre and Central Retail Park located close by in either direction.

Description

A substantial detached former Church dating back to 1878 being Grade II Listed. It is of stone construction beneath tiled roof.

The property is generally open plan albeit with some separate annexes in addition to a cellar which we understand formerly housed the boiler room.

The former main church area benefits from an eaves height of approximately 11.3 metres.

Accommodation

We have estimated that the Church extends to a gross internal floor area of 709 m² (7,632 ft²).

Services

We understand that the premises benefit from a new electricity supply but presently no water/gas are present nor does the property benefit from WC's.

We understand, however, that drainage could be reinstated, however, would suggest enquiring parties make their own enquiries in this regard.

Rating Assessment

We understand the premises do not currently have a rating assessment.

Planning

We understand that the premises benefit from a general use classification within Class D1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with Lancaster City Council planning department (tel. 01524 582900).

Tenure

Understood to be freehold with the benefit of vacant possession.

Asking Price

Offers in the region of £80,000.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Legal Costs

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

VAT

The sale price quoted will be subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Victoria Taylor Lewis

Email: vtl@eckersleyproperty.co.uk

Acting on behalf of Simon Thomas & Arron Kendall, Joint Receivers of Christopher Needham.