

To Let
Rental: £100 per week



Ground Floor All-Inclusive Office Suite

184 SQ FT (17.09 SQ M)

📍 12 VICTORIA STREET, MORECAMBE, LANCASHIRE, LA4 4AH

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Turner Westwell
Commercial Agents

KEY FEATURES

- Well managed office building
- Located in Morecambe Town Centre
- Good access to local amenities and main road links (A589)
- Shared communal facilities
- Property benefits from a lift facility for access to the first floor
- On site parking available from £3.00 per day
- All-inclusive rental package, providing cost certainty to Tenants
- Immediate occupation available
- Rental: £100 per week/£433.33 per month/£5,200 per annum (no VAT)



LOCATION

Morecambe is a seaside town and civil parish in the City of Lancaster district of Lancashire. Morecambe 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 fronts Victoria Street in the centre of Morecambe and is within a short walking distance of the seafront and local amenities.

The surrounding area is predominantly commercial in nature, with some residential properties. Nearby occupiers include estate agents, the Morecambe Postal Delivery Office, Subway, the Arndale Shopping Centre, Burger King, Savers and other High Street retailers.

Morecambe Train Station is approximately 0.2 miles to the south.

DESCRIPTION

The property comprises a substantial two-storey corner office building, benefitting from an on-site café and is of masonry construction, set beneath flat roof coverings.

The available accommodation is located at ground floor level to the rear of the building and is arranged in an open-plan layout. The space is suitable for start-up businesses, treatment or consulting uses, and professional services including architects, accountants, and solicitors.

Shared WC facilities are available at both ground and first floor levels, with a kitchen on the first floor. The building also benefits from lift access to the first floor.

Other current occupiers at the property include Galloways, Specsavers and Birchall and Blackburn Solicitors.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Internal Repairing and Insuring Licence Agreement for a minimum term of 12 months. A deposit equivalent to 1 months' rent is payable.

ACCOMMODATION & RENTAL

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft	Rental
Ground Floor Suite	17.09	184	£100 per week/£433.33 per month/£5,200 per annum

VAT

VAT is not applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority (Lancaster City Council). The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

USE

E-Class - Commercial, Business and Services.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of A(25). The certificate is valid until 9th January 2036. A full copy of the Report is available upon request.

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ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

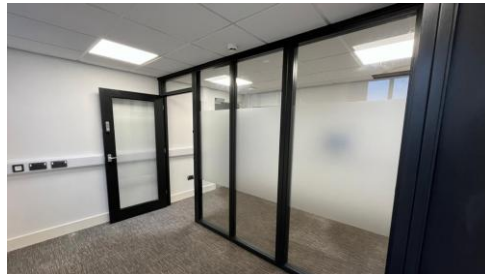
BSc (Hons)

01257 441474 nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 daniel.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.