



Bowcliffe

GYM & FITNESS CENTRE
TO LET*
(May Sell)

Suitable For Alternative Use**



THE SHORE, HEST BANK
MORECAMBE
LA2 6EQ

LOCATION

The property is situated overlooking Morecambe Bay at Hest Bank approximately 2 miles north of Morecambe along Marine Drive.

DESCRIPTION

The property provides a number of workout, studios and fitness rooms, a 14m pool with sauna and steam room, café, changing rooms, wc's and offices and has a gross internal area of:-

Ground Floor 20,193sq ft 1,876sqm

There is a substantial car park to the front of the property and the total site area extends to approximately 11 acres.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Alternatively, the freehold interest may be available; details upon request.

RENT

£80,000pax.

PLANNING

The property was previously used as a nightclub and received permission for a change of use to a gym in 1997.

We consider the property suitable for alternative uses, subject to planning.*

**subject to vacant possession

RATES

The property is assessed as follows;

Rateable Value	£84,000
UBR	£0.493
Rates payable	£41,412

Interested parties should verify these figures with the Lancaster City Council Business Rates Department.

EPC

An EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquiries should be via the agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson
Tel: 0113 245 2452
Email: jr@bowcliffellp.com

Date of Particulars: March 2021

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.