



## Cumberland View

Heysham Road, Heysham, Morecambe, Lancashire, LA3 1DE

Morecambe edge of town centre pub and development site - £399,950



## Key Features

- Substantial A Road Public house and development site on site of circa 0.693 acres.
- Large two room trading area and extensive five bedroom flat.
- Twenty two space car park, outbuildings, former bowling green.
- Suitable for pub use and also conversion/development for commercial/ residential uses STP.

## Location

The property fronts the Heysham Road, A589, on the edge of Morecambe town centre. The surrounding area is predominantly residential comprising a range of housing and low rise flats and therefore providing an immediate well populated catchment. Furthermore, there are various local shops and commercial properties on the Heysham Road. Marine Road West and Morecambe promenade lies within a quarter of a mile, which feature the main evening and licensed entertainment circuit.

The proposed Eden Project is within 0.5 miles just off Marine Parade, which is anticipated to open in 2027/ 2028. Lancaster City Council granted planning permission for the £100m project at the end of January 2022, and the first government levelling-up funding has been awarded.

## Description

The Cumberland View is a substantial two storey brick building with rendered front elevation with a mansard slated roof /flat roof. In addition, the property includes various outbuildings including a former clubhouse and changing area for the bowling green. To the rear of the site is a 22 space car park with a frontage/access to Cumberland View Road and a former bowling green with various viewing areas.

## Accommodation

### Ground Floor

Front lobby leading through to a large open plan Vault with bar servery, fixed seating to the front perimeter, a former games area and also dance floor. A side corridor provides access to the rear of the servery and to the former catering kitchen with altro floor, tiled walls, stainless steel extract. The lounge bar lies to the rear of the property which in common with the Vault comprises fixed perimeter seating, also a darts throw and some timber panelling to dado height. A hallway linking the 2 trading areas also allows access to the Ladies and Gentlemen's customer lavatories.

### First Floor

Living Accommodation: Five double bedrooms, box room, lounge, additional lounge/dining area, adjoining office, domestic kitchen to include the boiler for the first floor and hot water tank, bathroom. Part of the flat has been recently redecorated to a good standard. The remainder requires investment.

### Basement

Three separate large storage areas, a boiler house and the main beer cellar. The barrel drop is to the rear elevation.

### Outside

Outbuilding - former Clubhouse and changing area for the bowling club. This area is derelict and part fire damaged. Former bowling green with various viewing galleries.

Cobbled yard directly to the rear of the pub,

which leads onto the beer patio/covered smoking shelter. Twenty two space car park accessible from Cumberland View Road.

## Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

## Services

All mains services are connected.

## Licences

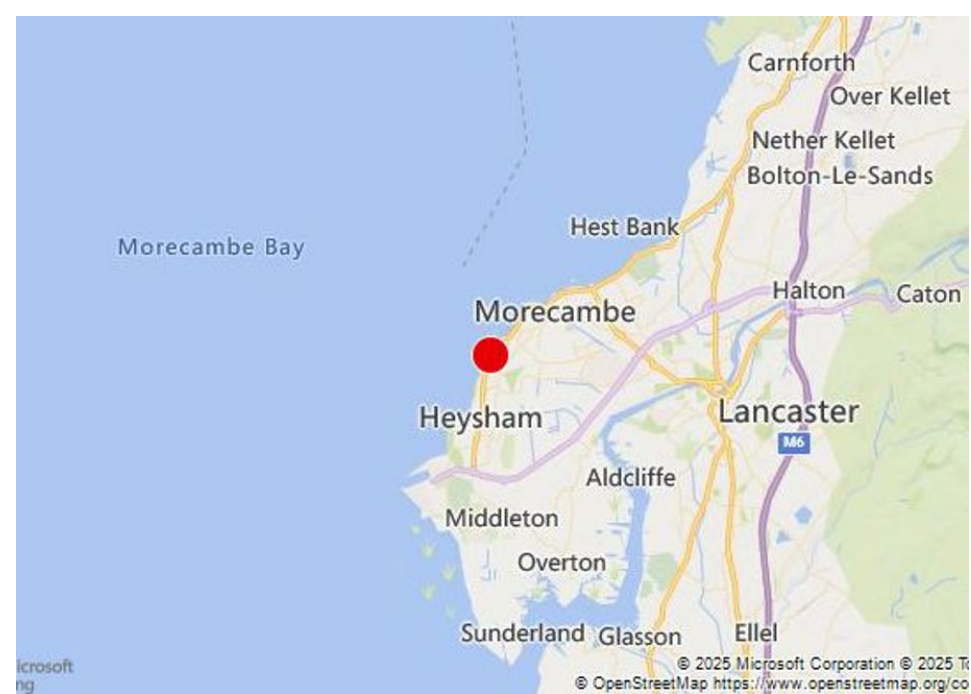
The property benefits from a Premises Licence permitting the sale of alcohol from 11:00 to 00:30 Monday to Thursday and 11:00 to 01:30 Friday to Sunday.

## Town and Country Planning

The property is not listed nor in a Conservation Area.

## Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.



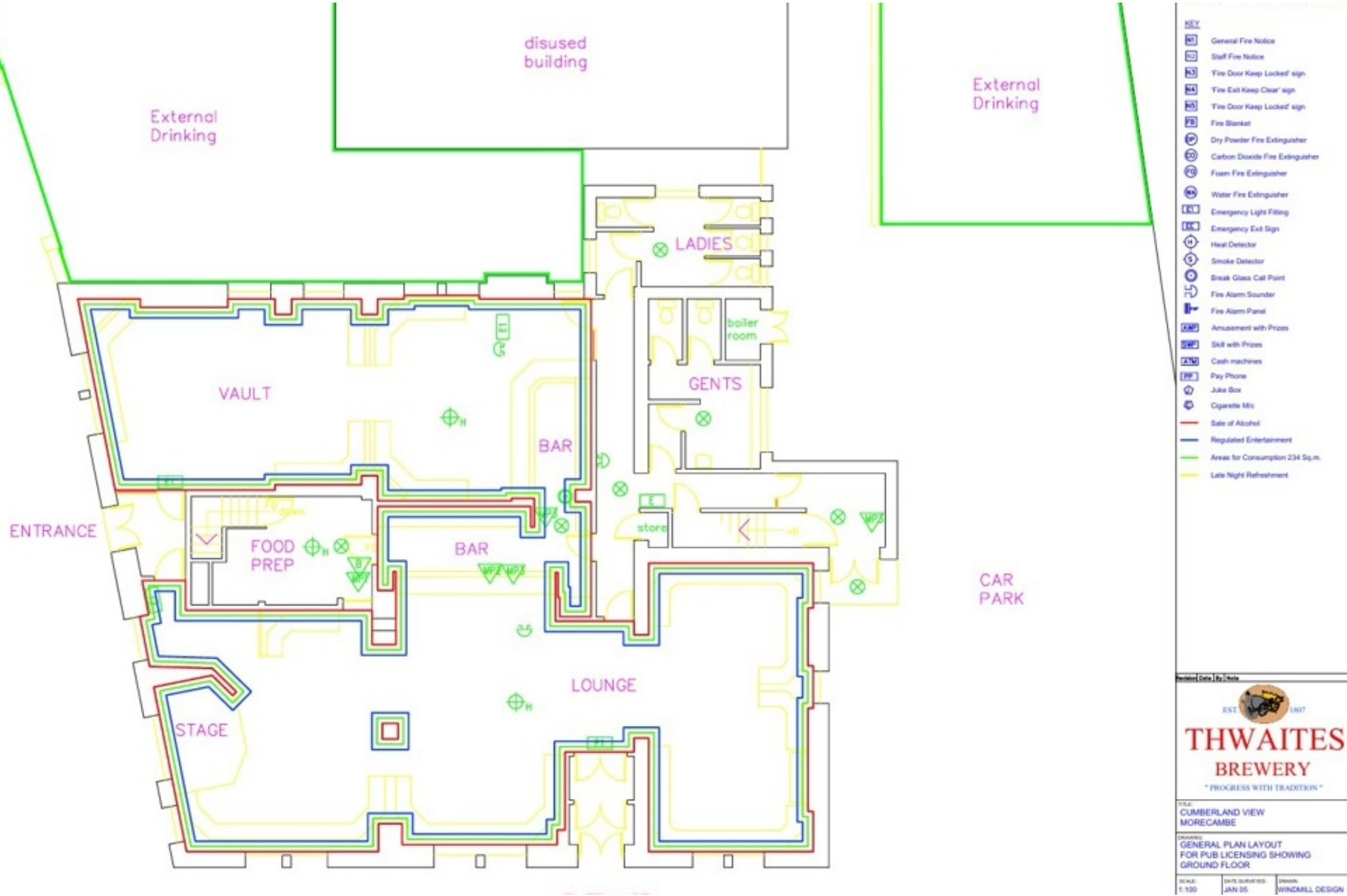


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### **Business Rates**

The rateable value is £10,000. Council Tax Band A.

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band C.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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