



Nowhere

20 Queen Street, Morecambe, Lancashire, LA4 5EG

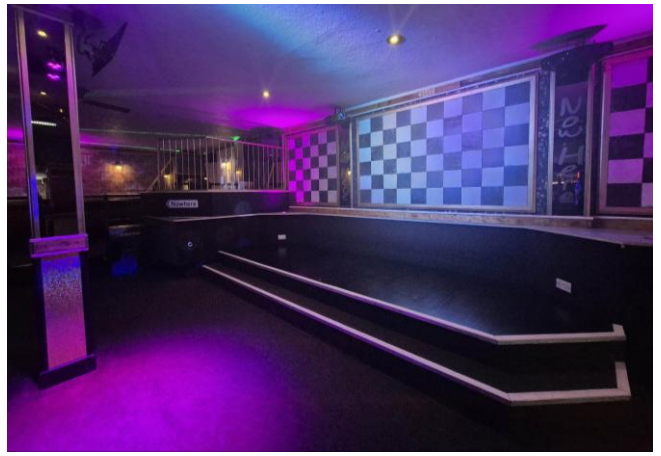
Freehold £395,000

- Morecambe town centre location
- Close to seafront attractions
- Substantial two-storey building
- Open plan bar area (200 capacity)
- Five letting rooms and function suite
- Eden regeneration and climate project 0.4 miles away

Ref: 95823

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LOCATION

Nowhere is a lounge bar located on Queen Street in the heart of Morecambe, a popular seaside town situated on Morecambe Bay, Lancashire. The town boasts beautiful beaches and an award-winning promenade and is one of the best places in the UK for high adrenaline outdoor activities such as sailing, paragliding, parachuting and windsurfing.

Morecambe is within easy reach of the historic city of Lancaster and the Lake District National Park. The town has recently been subject to much investment and regeneration, including the planned Eden Project North, a unique and ambitious project that seeks to reimagine the seaside resort for the twenty-first century, with a focus on education, ecology and community, scheduled to open on Morecambe Promenade in 2028. This is expected to revitalise the town by attracting visitors, creating jobs and boosting the local economy.

The town is served by Junction 34 of the M6 motorway (via the A683) and has an excellent public transport system which includes Morecambe train station and the Isle of Man ferry terminal.

Nowhere is a substantial, mid-terrace property over three storeys. It is of brick construction under a pitched slate roof and briefly comprises:

TRADE AREAS

Porch vestibule leading to open plan TRADE AREA with central, wood constructed bar servery with well-equipped back bar and Altro nonslip flooring. The trade area features wood flooring and laminate to the bar area. It has loose and fixed bench seating and a raised seating area and has a capacity of 200. There is also a pool table, a darts throw, a DJ booth and a raised stage area. Ladies' and Gentlemen's TOILETS offset. To the rear of the trade area is a STAFF WC and an ON LEVEL CELLAR. There is also a BASEMENT CELLAR.

There is stairway access from the rear of the ground floor trade area leading to an additional first floor area comprising a former FUNCTION ROOM, a PREP KITCHEN and a small STOREROOM. These areas are currently undeveloped and in need of refurbishment.

OWNERS ACCOMMODATION

Located on the first floor and comprising a spacious LOUNGE, DOUBLE BEDROOM, BATHROOM with shower cubicle and KITCHEN.

To the second floor are four bedrooms: THREE DOUBLE BEDROOMS and one SINGLE BEDROOM.

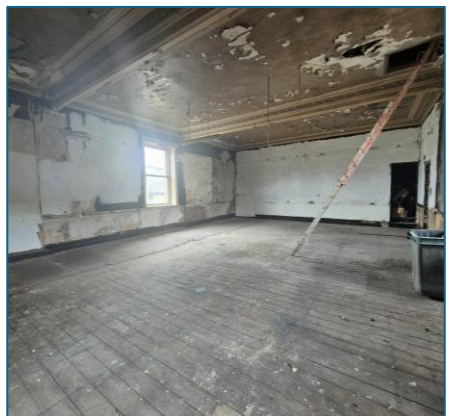
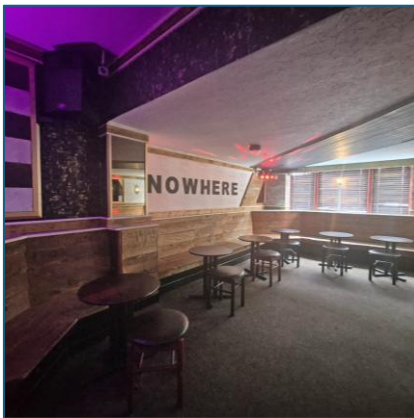
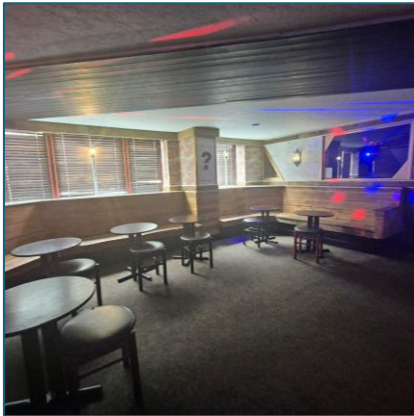
EXTERNAL

REAR YARD with parking for two vehicles and seating for approximately 20. OUTBUILDINGS which are currently used as STORAGE but have the potential to be converted into a CATERING KITCHEN (STPP).

THE BUSINESS

Nowhere operates as a late-night venue and is currently trading on Fridays, Saturdays and Sundays. The property is an ideal mixed-use investment/development opportunity and could be developed further to take advantage of its prominent High Street position close to Morecambe's promenade.

The Eden Project Morecambe is a £100 million coastal regeneration and climate education project scheduled to open in late 2028 and expected to draw roughly 600,000 visitors annually create hundreds of jobs and local businesses, hotels, and supply chains across Lancashire and Cumbria are projected to receive a major year-round economic uplift, backed by a £50 million government investment alongside private philanthropic match-funding.



Full trade accounts can be made available to interested parties upon request, following a formal viewing, and with the consent of our client.

We are of the opinion that the property has potential for conversion of the upper floors into a number of residential dwellings or holiday lets (STPP). Interested parties should make their own enquiries with the Local Authority.

TENURE & PRICE

FREEHOLD £395,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

We are advised that a full premises licence is held for the retail of alcohol. The agent has not had sight of the licence.

SERVICES

All mains services are connected: gas, electricity, water and drainage.

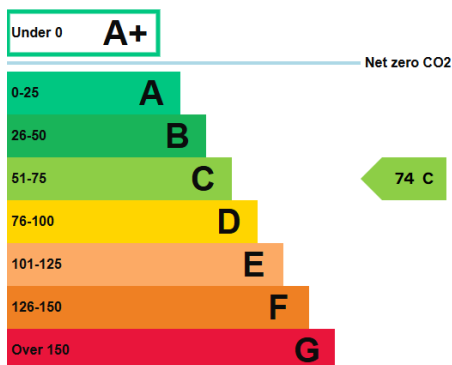
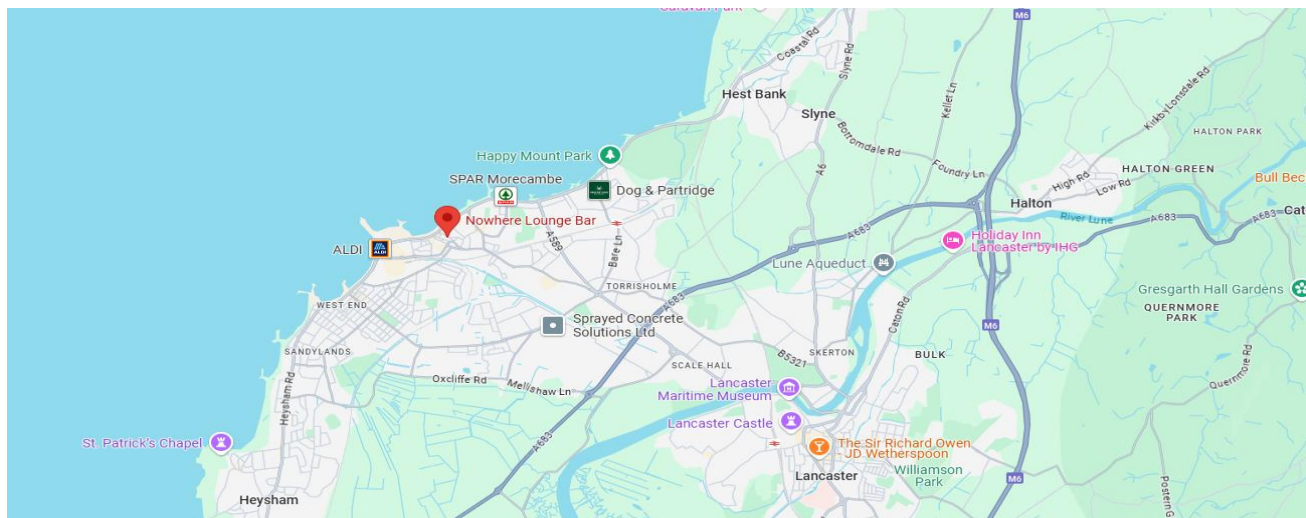
Current opening hours:

Friday & Saturday: 22:00-04:30

Sunday: 22:00-02:00

Rateable Value: £7,750 as at 1 April 2025.

Local Authority: Lancaster City Council.



EPC Ref: 1088 5725 2022 2323 1207

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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