



## Nowhere

20 Queen Street, Morecambe, Lancashire, LA4 5EG

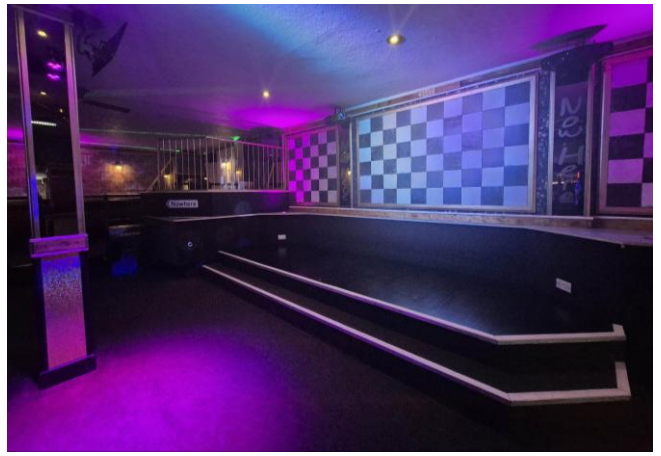
Freehold £425,000

- Morecambe town centre location
- Close to seafront attractions and Eden Project North
- Substantial two-storey building
- Open plan bar area (200 capacity)
- Five letting rooms and function suite
- Potential to convert upper floors to residential dwellings

Ref: 95823

**01512 204879**  
**northwest@sidneyphillips.co.uk**

**SP** Sidney  
Phillips



## 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.

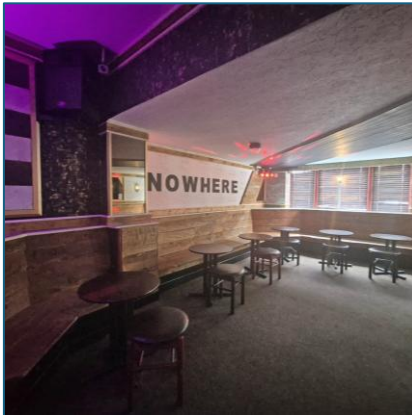
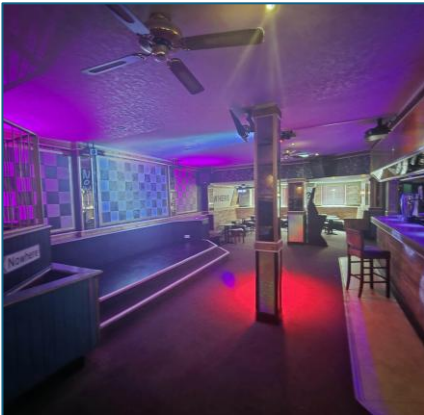
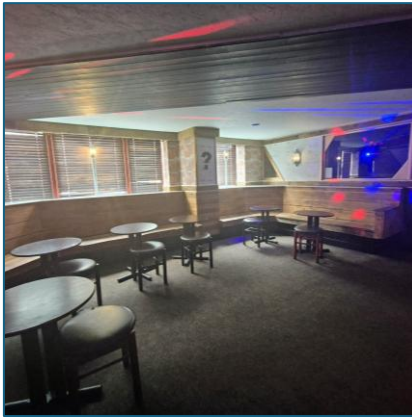
## EXTERNAL

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. As previously stated, the creation of Eden Project North is expected to increase tourism, create new jobs and boost the local economy in the coming years.

Full trade accounts can be made available to interested parties upon request.



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.

**FREEHOLD £425,000** 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.

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

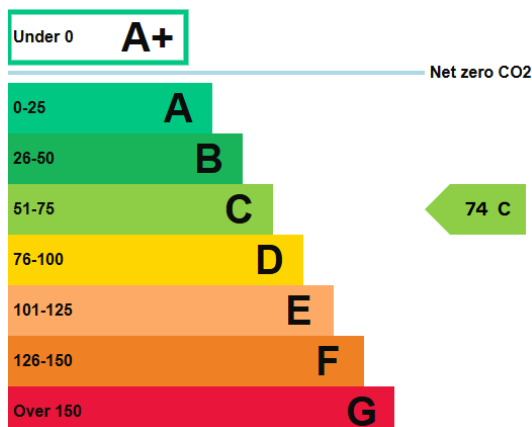
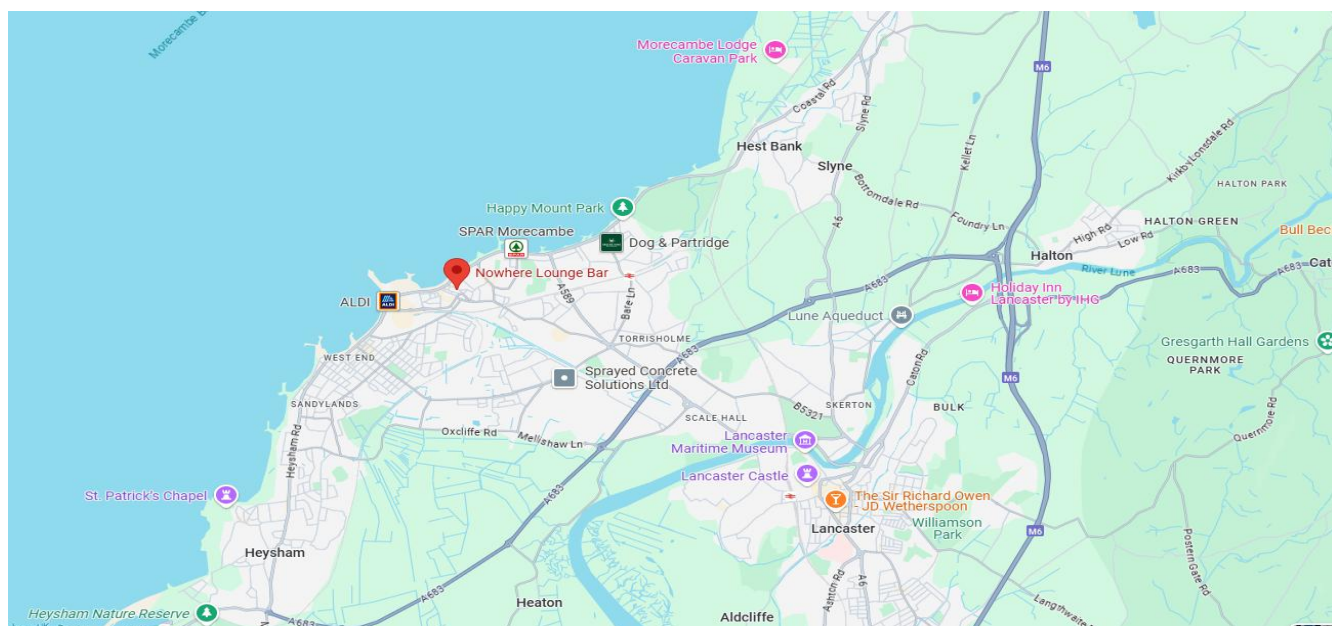
All mains services are connected: gas, electricity, water and drainage.

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

Friday & Saturday: 22:00-04:30

Sunday: 22:00–02:00

**Local Authority:** Lancaster City Council.



01834 849795

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