

Office Premises To Let

**Former Caton Library
Hornby Road
Caton
Lancaster
LA2 9QW**



Location

Caton straddles the A683, which runs between Lancaster to the west and Skipton to the east.

Caton is a small satellite community some five miles east of Lancaster and within three miles of Junction 34 of the M6 Motorway.

The premises are located on the northern side of Hornby Road (the A683) in the centre of Caton. To the west of the site is a parade of shops including a Boots pharmacy, a Co-op convenience store and a sandwich shop, etc. Caton Health Centre is to the east. Opposite is a hairdresser and a butcher. Similarly, the Station Hotel is also opposite.

Description

The premises were historically known as Caton Library but have been in commercial use since 2012, the most recent occupant being a physiotherapist's treatment centre.

The premises are single-storey and are prefabricated, being timber clad beneath a pitched felted roof. The property has the benefit of two car parking spaces.

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Lancaster LA1 1EW
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Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Entrance Lobby
Kitchen

Double doors.
5.19 sq.m. / 56 sq.ft.
Single drainer stainless steel sink unit.
VentAxia extractor fan.
Electric meters and distribution board.
Dimplex wall-mounted electric heater.
Ariston water heater under sink.

WC Compartment
Office

WC. Wash hand basin.
32.75 sq.m. / 353 sq.ft.
4 Dimplex wall-mounted electric heaters.
Data and power ducting at dado level.
Double-glazed timber casement windows to front.
Single-glazed timber casements to rear.
Suspended ceiling.

Externally

Two parking spaces.

Services

Mains water, electricity and drainage are all connected to the property.

Rates

We believe that the premises are assessed for rates at £2,300 rateable value. This should be verified with the Valuation Office Agency.

Lease

The premises are available on a new lease for a term of three years on effectively a full repairing and insuring basis.

The tenancy is to be excluded from the provision of the Landlord & Tenant Act 1954 Part II.

Rent

£6,240 per annum exclusive (**£120** per week exclusive).

Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

Deposit

The tenant will pay a deposit on the signing of the lease, said deposit being equivalent to one quarter's rent, i.e. £1,560. The deposit will be retained by the landlord's agent for the duration of the term.

VAT

All rents quoted above are exclusive of and are not liable to VAT.

Energy Performance Certificate

An EPC we believe is not required for this property due to the fact that such is less than 50 sq.m.

User

There is a restrictive covenant on the property that it should be used for office use and/or medical/health/clinical services only with associated car parking.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Ltd. for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.