

## Investment Property For Sale

### 2 Aalborg Place Lancaster LA1 1BJ



#### Introduction

Lancaster is the County town of Lancashire with a resident population of 52,000 and a wider local Government district population of circa 140,000.

Lancaster is an ancient settlement dominated by Lancaster Castle and the Priory.

The City is readily accessible to the M6 motorway at junction 33 to the south and junction 34 to the north. The A6 passes through Lancaster and is one of the main historic north/south roads in England. It connects Lancaster to Carnforth, Kendal, Penrith and Carlisle to the north and Garstang, Preston, Chorley, Manchester and beyond to the south.

Lancaster is served by the west coast main railway line which runs through Lancaster railway station giving access to London Euston and Glasgow as well as the west coast of Cumbria.

12 Sun Street  
Lancaster LA1 1EW  
Tel: 01524 542717  
Fax: 01524 542716  
Email: richard@rptaylor.co.uk  
Web: www.rptaylor.co.uk

Lancaster is home to Lancaster University and the University of Cumbria, the former having a campus to the south of the city and the latter being within the Bowerham district of Lancaster to the south of the city centre. Furthermore, Lancaster has two successful Grammar Schools, namely Lancaster Royal Grammar School and Lancaster Girls' Grammar School.

#### Location

The premises front onto Aalborg Place. Aalborg Place fronts onto Aalborg Square and is adjacent to Thurnham Street being part of the one way system south through Lancaster. Opposite the subject premises is the Magistrates Court and County Court building. The police station, which fronts Thurnham Street, is in close proximity.

Other users within the terrace are Progression Solicitors and BSG Solicitors.

The premises face the rear entrance to the Town Hall.

To the rear of the premises are three allocated parking spaces

#### Description

The building is of conventional construction. External walls are of cavity brick/block. Front elevations are finished in reconstituted stone. Rear elevations are rendered and dash finished. The roof is of a pitched and span construction and overlaid in slate.

The property is of three storeys and extends to a net internal area of 210.33 sq.m. / 2,264 sq.ft.

#### Accommodation

The accommodation comprises briefly as follows:-

##### Ground Floor

Entrance Hall	
Office	753 sq.ft / 69.95 sq.m.
WC Compartment	WC. Wash hand basin.

##### Store Room

Vaillant gas fired central heating boiler in rear lobby.

**First Floor**  
 Office 722 sq.ft. / 67.07 sq.m.  
 WC Compartment WC. Wash hand basin.

**Second Floor**  
 Office 788 sq.ft. / 73.2 sq.m.

**Externally** To the rear of the property are three dedicated parking spaces.

**Services**

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

**Rates**

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £19,750 Rateable Value.

**Lease**

The premises are currently let on a lease for a term of five years from the 12<sup>th</sup> September, 2018 on effectively a full repairing and insuring basis at a rent of £19,500 per annum.

**Tenure**

Freehold.

**Price**

Offers in the order of **£290,000** are sought for the freehold interest.

**VAT**

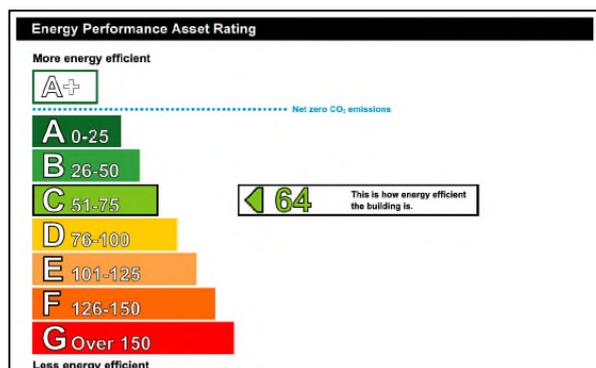
All rents and prices quoted above are exclusive of but will be liable to VAT.

**Money Laundering**

In accordance with anti money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**EPC**

The EPC Asset Rating is set out below. A full copy of the Energy Performance Certificate is available on request.



**Viewing**

Strictly by appointment with the Agents:

Richard P. Taylor  
 12 Sun Street  
 Lancaster  
 LA1 1EW

Telephone: 01524-542717  
 Website: [www.rptaylor.co.uk](http://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 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 Chartered Surveyor 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.