

## Retail Unit To Let

### Units 4 & 5 Plaza Arcade Queen Street Morecambe LA4 5YJ

#### Location

The Plaza Arcade is in a secondary trading location between Pedder Street and Queen Street.

The main shopping area of central Morecambe is arranged on Euston Road. The Arndale Centre is accessed off Euston Road and is in close proximity to the subject premises.

Ample public parking is available in Pedder Street. On-street parking is also available on Queen Street, Deansgate and surrounding streets.

#### Description

The subject premises comprise a ground floor lock-up unit suitable for a variety of retail uses, with first floor ancillary storage. Shared toilet facilities are available within the Arcade.

#### Accommodation

The accommodation comprises briefly as follows:-

<b>Ground Floor</b>	
Internal Width	3.2m / 10'6", widening to 6.5m / 21'6".
Shop Depth	5.9m / 19'6" average.
Sales Area	25.4 sq.m. / 274 sq.ft.
<b>First Floor</b>	
Storage	41.5 sq.m. / 447 sq.ft.

#### Services

Mains water and electricity are connected to the premises.

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

#### Lease

The premises are available on a new annual tenancy on effectively an internal repairing and insuring basis.

A service charge of 30% of the rent is payable for the cleaning, lighting and maintenance of communal areas, i.e. £1,170 per annum.

#### Rent

**£3,900** per annum exclusive.

#### Deposit

A deposit of £750 will be required on completion of the lease.

#### Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the Tenancy Agreement in the sum of £300 plus VAT.

#### Rates

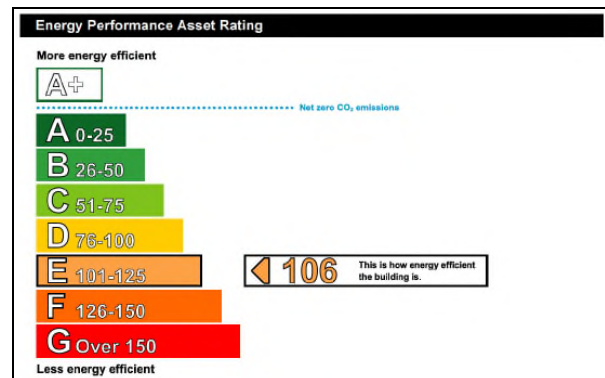
We are verbally advised by Lancaster City Council that the premises are assessed for rates at £2,750 rateable value.

#### VAT

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

#### 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 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.