

Ground Floor Lock up Shop To Let

**13b Dalton Square
Lancaster
LA1 1PL**



Introduction

Lancaster is the County Town of Lancashire and is located some 22 miles north of Preston and 22 miles south of Kendal.

The city is readily accessible to the motorway network via Junction 33 of the M6 to the south and Junction 34 to the east. The railway station gives access to the Main West Coast Main Line running between London Euston and Glasgow and is within quarter of a mile distance. The bus station similarly is within a short walking distance.

The city has a catchment population in excess of 135,000 and a student population of circa 20,000, having Lancaster University and the University of Cumbria (formerly St. Martin's College) campus.

Location

The premises front onto Dalton Square close to its junction with Brock Street. Dalton Square provides part of the one way system south through the City Centre. Dalton Square is the administrative centre for the City Council with the Town Hall being opposite.

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Other users within Dalton Square include Viva Interiors, Lloyds Pharmacy, the Dalton Rooms Public House, Room 12 ladies wear retailer, Florist, a beauticians/ hairdressers and perfumery, etc.

Description

The premises comprise the ground floor of what was originally built as a cinema but was converted a number of years ago to provide retail accommodation at ground floor and residential accommodation on the two floors above.

The property is of traditional brick construction beneath partly pitched slate roofs and partly flat felted roofs. The rear offset is beneath a profiled metal sheet single pitched roof.

Accommodation

The accommodation comprises briefly as follows:-

Gross Frontage	4.16m / 13'7"
Internal Width	3.54m / 11'7"
Shop Depth	8.07m / 26'5"
Ground Floor	27.87 sq.m. / 300 sq.ft.
Sales	
Kitchen	6.26 sq.m. / 67 sq.ft.
	Wall and base units. Single drainer stainless steel sink unit.
WC	WC. Wash hand basin.
Compartment	Electric water heater. Extractor fan.

Services

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

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £7,500 Rateable Value with effect from the 1st April, 2017.

Lease

The premises are available on a new lease for a term to be negotiated, subject to three-yearly upward only rent reviews, on effectively an internal repairing and insuring basis. The Tenant will be responsible for the internal and external decoration and also the shop front. The Landlord will be responsible for the main roof and the main walls.

Rent

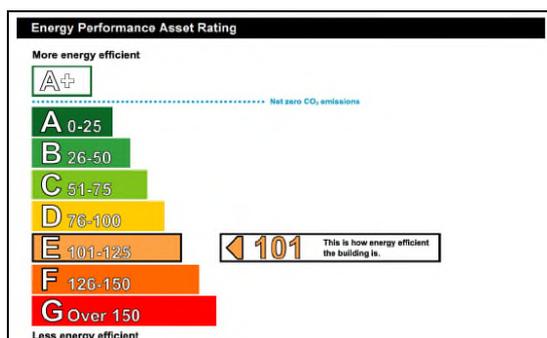
£9,000 per annum exclusive.

Deposit

A deposit equivalent to a quarter's rent will be required to be paid by the incoming Tenant on completion of the lease subject to status.

Energy Performance Certificate

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



Costs

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

VAT

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

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 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.