

Ground Floor Retail Premises To Let

**23 Market Street
Carnforth
LA5 9JX**

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

Awaiting Photograph

Location

Carnforth is a market town that grew with the development of the railway industry and is well located, having the benefit of the railway station in close proximity which provides access to the west coast main railway line with connections through to Yorkshire to the east and to Cumbria to the north.

Junction 35 of the M6 Motorway is in close proximity giving access to the motorway network.

Market Street is the main retailing area within Carnforth town centre. There is on street parking and also ample pay and display parking available.

Carnforth has the benefit of a large Booths, Aldi and Tesco supermarkets. Within Market Street there are other retailers which include Moore & Wife Household Retailers, Boots Chemist, Greggs Bakers, Philip Jones Opticians, the Sizzle Inn, takeaway, Feyz barber's shop, Ash Trees Surgery, etc.

The subject premises are adjacent to the post office.

The premises front onto Market Street which runs off Scotland Road. Scotland Road is the main A6 through Carnforth connecting Carnforth to Lancaster to the south and Kendal to the north.

The premises are located on the more popular side of Market Street with the benefit of on street parking. Access from the rear of the shop leads onto Back Market Street.

Description

The premises comprise the ground floor retail sales with ancillary storage space and a cellar for which access is required for maintenance only. The building is three storeys and mid terraced. The upper floors are in separate residential occupation.

The building is of traditional stone and brick construction beneath slated roof surfaces.

The property has the benefit of a modern timber casement shop front with rear ancillary storage. There is a basement with a hatch access. The sales area benefits from having been modernised to include LED lighting within a suspended ceiling. The sales area extends to 62.16 sq.m. / 669 sq.ft.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Gross Frontage	6.25m. / 20'6"
Internal Width	5.58m. / 18'4"
Shop Depth	11.14m / 36'7"
Ground Floor Sales Lobby	62.16 sq.m. / 669 sq.ft. Strong room type cupboard.
Store	4.8 sq.m. / 52 sq.ft.
Brew Room	5.33 sq.m. / 57 sq.ft.
WC Compartment	WC. Wash hand basin.
Cellar	Hatch access for maintenance purposes only.

Services

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

Rateable Value

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £8,700 Rateable Value.

Lease

The premises are available on a new lease for a term to be negotiated subject to a minimum of three years on effectively an internal repairing and insuring basis.

Rent

£11,750 per annum exclusive.

Costs

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

Deposit

A deposit equivalent to a quarter's rent in the sum of £2,937.50 will be required to be paid by the Tenant on the signing of the lease.

VAT

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

EPC

Awaiting EPC.

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 Limited 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.
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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.