

Retail Premises To Let

39 China Street Lancaster LA1 1EX



Introduction

Lancaster is the county town of Lancashire with a resident population of 52,000 and a wider local Government district population of 144,000.

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

Lancaster 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, Carnforth, Kendal, Penrith and Carlisle to the north and Garstang, Preston, Chorley and Manchester 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.

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

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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 the Lancaster Girls Grammar School.

Location

The premises front onto China Street prominently located on the one-way system which runs through Lancaster from the south, benefitting from good visibility to passing traffic and being on the fringe of the retailing centre.

The property adjoins a hairdressers and Cosy Dogs, a retailer in canine accessories, along with Sue Bridges Estate Agents. A pub is similarly on the same terrace whilst opposite there is an insurance broker, an estate agent, namely Ratcliffe & Bibby, and a hairdresser.

Description

The premises comprise part of a three storey building with basement being of traditional stone and brick construction beneath pitched, slated roof surfaces. Front elevations are, in general, of coursed Ashlar stone, rear elevations being partly in brick and partly cement rendered and wet dash finished. Rainwater goods are a mixture of uPVC and cast iron. Windows are single-glazed in timber frames. The premises are Listed.

The premises comprise a ground floor retail unit with basement. The upper floors are in separate occupation being accessible from number 37 China Street.

The premises were until recently used as a photocopying/printer service but are suitable for a variety of retail uses. Any interested parties should make their own enquiries of the Local Planning Authority on 01524 582330.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Gross Frontage	3.58m / 11'9"
Internal Width	3.31m / 10'10"
Max. Shop Depth	6.94m / 22'9"
Sales Area	20.08 sq.m. / 216 sq.ft.

Basement

Store 10.2 sq.m. / 111 sq.ft.
 WC Compartment WC. Wash hand basin.
 Triton electric water heater.

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 £3,900 Rateable Value. In the current regime Small Business Rate Relief is available to potential tenants although this should be verified at the time of letting.

Lease

The premises are available by way of a new lease for a term to be negotiated, subject to three-yearly, upward only rent reviews, on an internal repairing and insuring basis.

Rent

£4,800 per annum exclusive.

Deposit

A deposit equivalent to a quarter's rent, i.e. £1,200, will be required to be paid by the ingoing Tenant on completion of the lease.

Costs

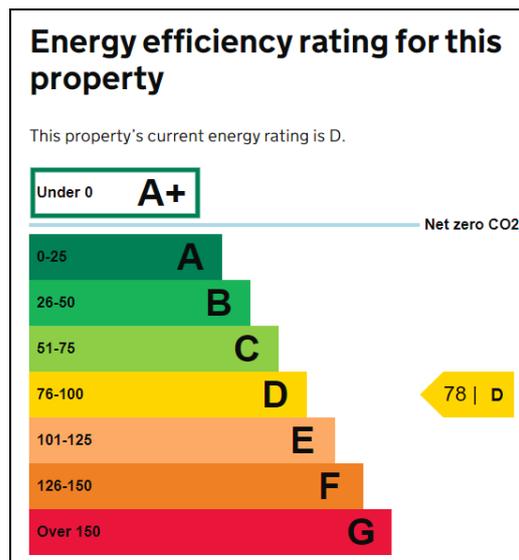
The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

VAT

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

EPC

The Energy Performance Asset Rating for the premises is set out below. A copy of the full 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

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.