

Retail Unit To Let

**49 Queen Street
Morecambe
LA4 5EL**



Location

The premises front onto Queen Street, being opposite Deansgate within the Morecambe central area.

The premises are located in what is predominantly a mixed commercial/retailing/residential area in close proximity to the Arndale Centre. Other users in close proximity include Morecambe Photographic, Sunflowers sandwich shop, a barber's shop, Sew & Go clothing repairs and alterations, etc.

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

Description

The premises comprise a ground floor lock-up shop, being part of the Plaza Arcade, and being of traditional stone construction with slated roof surfaces. Upper floors are in separate occupation.

12 Sun Street
Lancaster LA1 1EW
Tel: 01524 542717
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Web: www.rptaylor.co.uk

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Internal Width 4.58m / 15'
Shop Depth 6.04m / 19'9"
Sales Area 28.19 sq.m. / 303 sq.ft.
Single-glazed timber casement shop front.
External roller shutters.
Recessed entrance.
Suspended ceiling with recessed lighting.

Services

Mains water, electricity and drainage are all connected to the unit. Toilet facilities are located above via a separate access from 51 Queen Street.

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £3,350 rateable value.

Lease

The unit is available on an annual tenancy on effectively an internal repairing and decorating basis.

Rent

£3,800 per annum exclusive payable monthly in advance by Standing Order.

Service Charge

A service charge of 30% of the rent, i.e. £1,140 per annum, is payable for the cleaning, lighting and maintenance of communal areas and toilet facilities.

Deposit

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

Costs

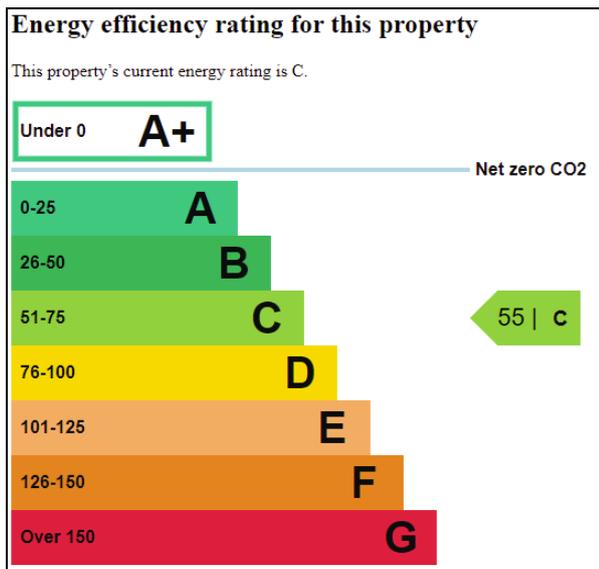
The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the Tenancy Agreement in the sum of £300 plus VAT.

VAT

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

Energy Performance Certificate

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 Ltd. 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 Ltd. 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.