

## Retail Unit To Let

**44 Pedder Street  
(inc. Unit 6, Plaza Arcade)  
Morecambe  
LA4 5EA**



### Location

The premises have frontage onto Pedder Street, opposite the main car park to the rear of Euston Road and opposite the entrance to the Arndale Centre. The Job Centre located on the corner of Central Drive and Queen Street is also opposite.

No. 44 Pedder Street comprises a ground floor retail lock-up and first floor ancillary storage that has been extended into Unit 6 which is accessible within the Plaza Arcade. 44 Pedder Street is one of a number of retail units on the exterior of what is known as the Plaza Arcade.

Other users include a hairdresser's and a fishing tackle shop whilst within the Arcade itself there is a photographer's, beautician's, etc.

12 Sun Street  
Lancaster LA1 1EW  
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### Description

The premises comprise the ground floor and first floor ancillary storage of a three-storey property of traditional stone construction beneath pitched slated roof surfaces, whilst Unit 6 is a small ground floor retail lock-up.

The second floor is in separate occupation.

### Accommodation

The accommodation comprises briefly as follows:-

#### No. 44

##### Ground Floor

Shop 15.42 sq.m. / 166 sq.ft.

##### First Floor

Room 1 11.33 sq.m. / 122 sq.ft.

Store 2 12.91 sq.m. / 139 sq.ft.

Store 3 6.04 sq.m. / 65 sq.ft.

##### Separate WC

Compartment WC. Wash hand basin. Hot water heater.

#### Unit 6

##### Ground Floor

Sales Area 12.36 sq.m. / 133 sq.ft.

### Services

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

### Lease

The premises are available on a new lease for a term to be negotiated on effectively an internal repairing basis.

### Rent

**£3,900** per annum exclusive.

### Deposit

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

### Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed to rates at £2,950 rateable value. We believe that the property will qualify for Small Business Rate Relief but any interested parties should make their own enquiries of the Rates Department.

## Energy Performance Certificate

Awaiting EPC.

## 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 will not be 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](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 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.
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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.