

Ground Floor Retail Premises To Let

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

**61 Penny Street
Lancaster
LA1 1XF**



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 via the railway station which gives access to the Main West Coast Line between London Euston and Glasgow and is within quarter of a mile distance. The bus station similarly is within a short walking distance.

Furthermore, the city is accessed from the M6 motorway at junction 33 to the south and junction 34 to the east.

The city has a catchment population in excess of 135,000 and, together with Lancaster University and the University of Cumbria, has a student population of circa 20,000.

Location

The premises front onto the pedestrianised section of Penny Street between its junction with Brock Street and Common Garden Street and Spring Garden Street/George Street, being a well established secondary retailing location within Lancaster city centre.

Other users in close proximity include the Cornish Bakery, Fone Zone, Silver Tree jewellers, Barnardos, Dam Good Coffee Shop, Supreme Dry Cleaners, Oxfam bookshop and general goods, Entertainment Exchange, Wok Express, BetFred and Vape Citi, etc.

Description

The premises are mid terraced, are of three storeys and comprise a ground floor retail outlet

Accommodation

The accommodation comprises briefly as follows:-

Gross Frontage	4.7 m / 15'5"
Internal Width	3.7 m / 12'2"
Shop Depth	17.6 m / 57'9"
Ground Floor Sales	63.9 sq.m. / 688 sq.ft.
WC Compartment	WC. Wash hand basin.

Services

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

Rates

The property has been assessed for rates at £14,500 Rateable Value.

Lease

The property is available to let on effectively an internal repairing and insuring basis for a term to be negotiated subject to three yearly upward only rent reviews.

Rent

£14,500 per annum exclusive payable monthly in advance on the 1st day of each month and by Standing Order.

Costs

Each party will be responsible for their own reasonable legal costs incurred in the preparation of the lease.

Deposit

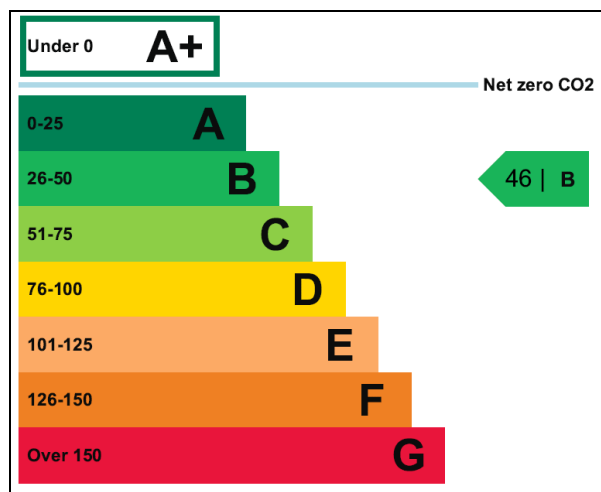
A deposit equivalent to a quarter's rent will be required to be paid by the ingoing Tenant on completion of the lease.

VAT

All rents quoted above are exclusive of and will not be 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

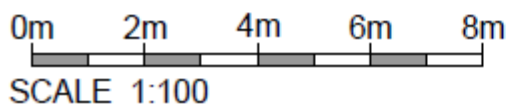
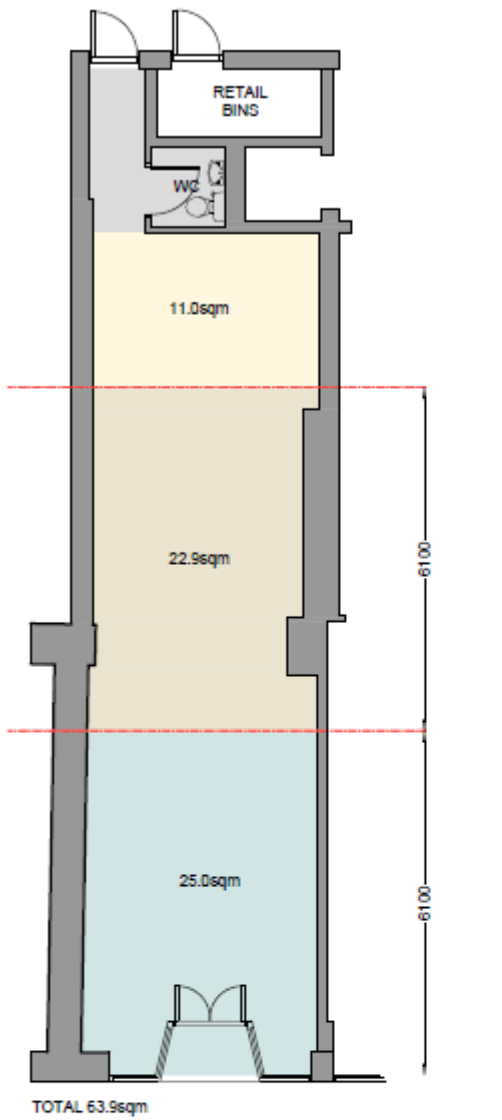
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection 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.



Rev	Date	By	Revision
A	11.06.21	SD	Zone A revised

Project: RETAIL UNIT 81 PENNY STREET
LANCASTER LA1 1UD

Title: FLOOR PLAN AS EXISTING

Client: Mr P GORRILL

Issue: USE	Scale: 1:100
	Paper: A4
Drawing Number	Rev
455-201	A
	Date: 27.07.21
	Drawn: SD
	Check: RA



ARCHITECTURAL CONSULTANTS

The Galehouse
White Cross Business Park
Lancaster, Lancashire LA1 4XL

T: 01524 69962
E: info@sdconsult.co.uk
www.sdconsult.co.uk

Do not scale from drawings. Report any errors to the consultant.
if in doubt ask for confirmation before progressing.
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