

Ground Floor Retail Premises To Let

**43/45 Market Street
Lancaster
LA1 1JG**



Introduction

The City of Lancaster is located some 22 miles north of Preston and 22 miles south of Kendal.

The City is readily accessible to the motorway network via Junction 33 of the M6 to the south and Junction 34 to the east. The railway station gives access to the Main West Coast Main Line running between London Euston and Glasgow and is within quarter of a mile distance. The bus station similarly is within a short walking distance.

The City has a catchment population in excess of 135,000 and with Lancaster University and the University of Cumbria (formerly St. Martin's College) it has a student population of circa 20,000.

Location

The property fronts onto Market Street, being part of the pedestrianised retailing area within the City. The property is in close proximity to the junction with New Street and Market Square. Other users in close proximity include Lloyds Bank, HSBC Bank, Diggles café and takeaway, Tui Travel Agents, TK Maxx, etc.

Description

The building is mid terraced, is of three storeys and is of traditional stone and brick construction beneath flat felted roof surfaces. Front elevations are in dressed Ashlar stone with rear elevations in brick and stone. The upper floors of the front section are to be in separate occupation. The ground floor sales will be available by way of a new lease.

The property has been occupied since August 2003 by Mountain Warehouse who have relocated within the City to Marketgate.

The ground floor sales extend to 1,554 sq.ft. / 144.37 sq.m. Such have been measured on a net internal basis.

Accommodation

The accommodation comprises briefly as follows.

Gross Frontage	7.38m / 24'2"
Internal Width	7.13m / 23'4"
Shop Depth	24.2m / 79'5"
Ground Floor Sales	144.37 sq.m. / 1,554 sq.ft.

Externally	To the rear of the property is an enclosed yard that may be suitable for storage of bins although exclusive use will not be granted.
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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 £41,750 Rateable Value for the whole property. This will need to be reassessed once the first and second floors are taken out of the demise.

Lease

The property is available to let on a new lease for a term of ten years subject to a five year upward only rent review on effectively a full repairing and insuring basis.

Rent

£34,000 per annum exclusive payable monthly in advance by Standing Order on the first day of each month.

Deposit

A deposit may be required subject to status.

Costs

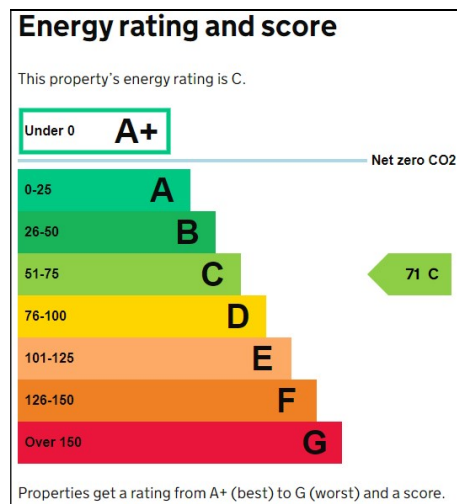
Each party will be responsible for their own legal costs incurred in the preparation of the lease.

VAT

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

EPC

The EPC Asset Rating is set out below. A full copy of the Energy Performance Certificate is available on request.



Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
2a Aalborg Place
Lancaster
LA1 1BJ

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.