

Ground Floor Shop Units To Let

**10/12 Brock Street
Lancaster
LA1 1UU**



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 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 for boys and Lancaster Girls Grammar School.

Location

The premises front onto Brock Street between its junctions with Common Garden Street/Penny Street and Dalton Square/Great John Street and being in close proximity to its junction with Mary Street.

The location is secondary. Brock Street forms part of the one-way system within Lancaster city centre. There is a major bus stop on Common Garden Street in close proximity to the subject premises.

Other users in close proximity include Arteria gift shop, the Sultan Indian restaurant, Marks and Spencer's, Brew coffee shop and café, Waterhouse Ladies and Gents Outfitters, etc. Opposite is the recently refurbished/converted Brock Street Pharmacy at ground floor level. The upper floors are currently being converted for residential occupation.

Penny Street, in close proximity to the subject premises, is the prime retailing street within the city centre. Dalton Square forms the main administrative centre of the City Council located within the Town Hall.

Description

The property is a two storey mid terraced structure of traditional stone and brick construction beneath pitched slated roof surfaces and comprises two lock up retail outlets either side of the entrance to the Generation nightclub.

The upper floors are in separate occupation.

The property was occupied previously by Annabel's as a beauticians.

Accommodation

The accommodation comprises briefly as follows:-
(floor plan attached for indicative purposes only)

10 Brock Street	18.02 sq.m. / 194 sq.ft. Return frontage to alley.
12 Brock Street	51.11 sq.m. / 550 sq.ft. Side entrance. Return shop frontage.

Two treatment rooms
 WC Compartment WC. Wash hand basin.
 Water meter.

Services

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

Rent

£12,000 per annum exclusive.

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates to £9,900 Rateable Value with effect from the 1st April, 2023.

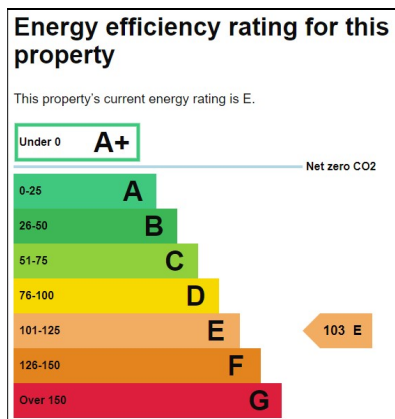
Lease

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

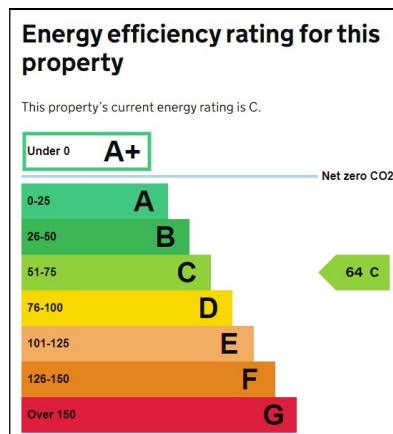
Energy Performance Certificate

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

10 Brock Street



12 Brock Street



Deposit

A deposit equivalent to a quarter's rent will be required to be paid by the ingoing Tenant on completion of the lease and such will be retained by the landlord's agents during the term of the lease.

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 are not liable to VAT.

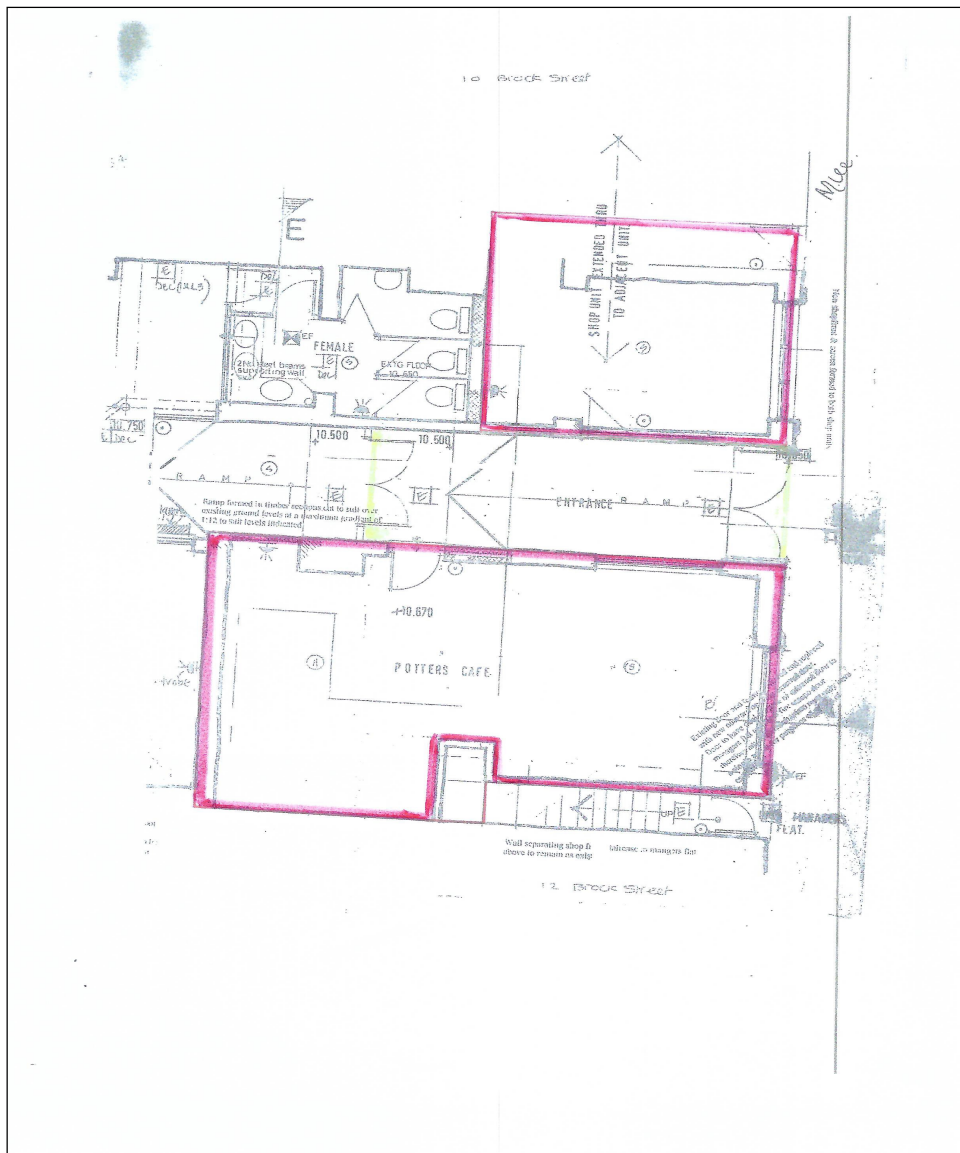
Viewing

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 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.