

Retail Unit To Let

**Unit 10
Plaza Arcade
Queen Street
Morecambe
LA4 5YJ**



Picture for illustrative purposes only

Location

The Plaza Arcade is in a secondary trading location between Pedder Street and Queen Street.

The main shopping area of central Morecambe is arranged on Euston Road. The Arndale Centre is accessed off Euston Road and is in close proximity to the subject premises.

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

Description

The subject premises comprise a small ground floor lock-up unit with first floor storage, suitable for a variety of retail uses. Shared toilet facilities are available within the Arcade.

Accommodation

The accommodation comprises briefly as follows:

Ground Floor

Sales Area 3.33m x 3.83m / 10'11" x 12'7".
12.36 sq.m. / 133 sq.ft.

First Floor

Storage 5.97m x 3.2m plus 3.81m x 1.58m
/ 19'7" x 10'6" plus 12'6" x 5'2".
25.12 sq.m. / 270 sq.ft.

Services

Mains water and electricity are connected to the premises.

Lease

The premises are available on a new annual tenancy on effectively an internal repairing and insuring basis.

An annual service charge of 30% of the rent, i.e. £780, is payable for the cleaning, lighting and maintenance of communal areas.

Rent

£2,600 per annum exclusive.

Deposit

A deposit of £750 will be required 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 £400 plus VAT.

Rates

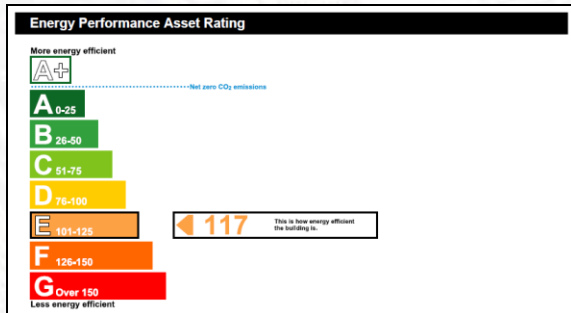
We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £1,225 rateable value.

VAT

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

EPC

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



Anti-money Laundering Regulation:

In accordance with the UK law, each named applicant will be required to comply with AML checks as arising, and to include each principal director and the named beneficiary owner in respect of a company application that is made.

Each application is treated confidentially, applicant information will not be shared with 3rd party organisations, however the pass or fail status of each application will be communicated with the Landlord.

The cost of each application shall be charged at a rate of £35.00 per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment.

Viewing

Strictly by appointment with the Agents:

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

Telephone: 01524-542717 Website:

SUBJECT TO CONTRACT

Viewings:

Strictly via Agents

www.rptaylor.co.uk

Tel: 01524 542717

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited 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.