

TO LET

CBD OFFICES

67 CHURCH ST
LANCASTER
LA1 1ET

Richard P Taylor
CHARTERED SURVEYORS

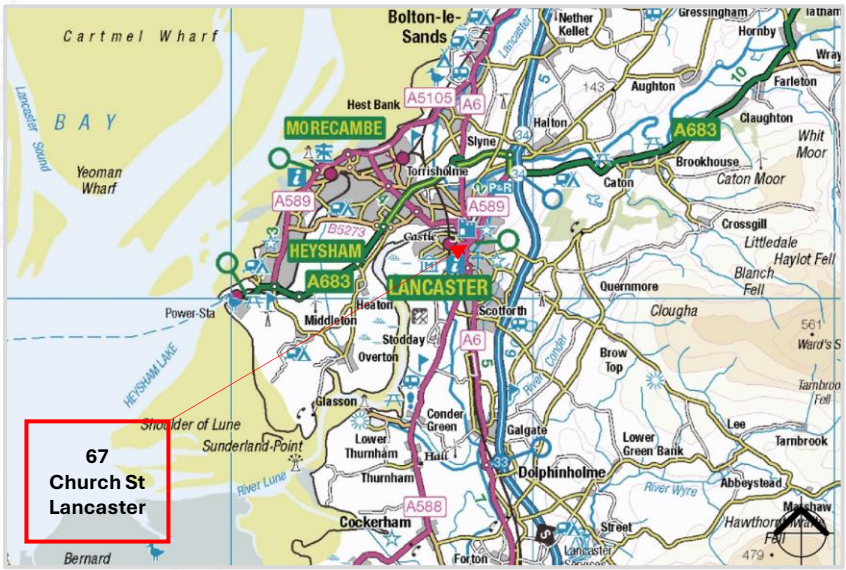
... INFO

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 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 a student population of circa 20,000. There is the University campus to the south of the city and the University of Cumbria (formerly St. Martin's College) campus within the Bowerham district, again, south of the city centre.



Location:

The premises front onto Church Street close to its junction with China Street, New Road and Sun Street within Lancaster city centre and being part of the older, more historic area of the city centre. The Sun Hotel adjoins the premises. Other users in close proximity include Clarkson Hirst Solicitors, SQ Digital, True Potential LLP Harrison Drury Solicitors, Handelsbanken, etc.

Description:

The premises comprise the first floor of a large mid terraced building. Such are of traditional stone construction with front elevations being in Ashlar stone and rear elevations being random stone. Roofs are pitched and are overlaid in slate. The premises are occupied at ground floor level by a chiropractor. The premises are within the city centre conservation area and are Listed.

Accommodation:

Offering open plan office space at first floor, this suite has an adjoining fire protected store, No. 7 is light and airy, newly decorated with triple sash windows that has vista to the rear of the building. From the front Lancaster Castle and the Royal Standard are visible at street level.

No.5 extends to:	28.04 sq.m. (302 sq.ft.)		
No.6 extends to:	18.55 sq.m. (200 sq.ft.)		
No.7 extends to:	30.64 sq.m. (330 sq.ft.)	**Total Area**	**77.23 sq.m. (831 sq.ft.)**

Richard P Taylor
CHARTERED SURVEYORS

... INFO



Richard P Taylor
CHARTERED SURVEYORS

... INFO

Rates:
We have ascertained from the Valuation Office Agency website that the premises have two assessments. The front two offices are assessed for rates at £4,200 Rateable Value whilst the rear offset office and storeroom are assessed for rates at £4,350 Rateable Value.

Lease:
The premises are available by way of a new lease for a term to be negotiated, subject to three-yearly upward only rent reviews, on effectively a full repairing and insuring basis.

Rent:
£10,500 per annum exclusive payable monthly in advance by Standing Order.

VAT:
All rents quoted above are exclusive of but will be liable to VAT.

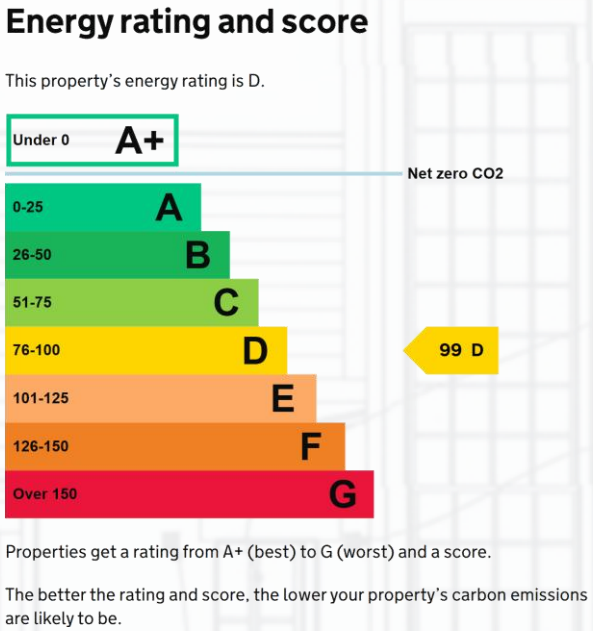
Service Charge:
A service charge will be payable for the cleaning, lighting and maintenance of communal areas and the provision of accessories for the communal facilities. The service charge will be at £3.25/sq.ft. plus VAT.

Deposit:
A deposit equivalent to a quarter's rent in the sum of £2,625 plus VAT will be paid by the Tenant on the signing of the lease.

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

Planning:
The property holds an established use for offices.

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.



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

Richard P Taylor
CHARTERED SURVEYORS











AML:

The cost of each applicant shall be charged at a rate of £35.00 inc of VAT 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. The fee is payable to the selling or letting agent appointed in this matter.

In accordance with UK Law and the Money Laundering Regulations 2017, as agents we are required to conduct anti money laundering checks on all buyers and leasehold occupiers; as an RICS Regulated Firm we give great weight to this compliance. In line with RICS and HMRC guidance, our nominated trusted partner who undertakes the AML check is Veriphy.

Each application is treated confidentially and, other than with Veriphy, information is not shared with 3rd parties or even with the Seller / Landlord. A non-refundable fee is payable for each applicant / application.

An applicant is defined as an individual (or collection of named individuals where multiple parties are proposed to hold legal interest in the property); in respect of a Company the applicant is the acting Director and the Company's House nominated Person with Significant Control.

A Verify application must be completed prior to a memorandum of sale or heads of terms to a letting being circulated; no progress in a transaction will occur without such an application being concluded. Any offer proposed by the applicant may be considered by Seller or Landlord in advance of such an application but will be reviewed subject to contract and the completion of associated AML checks.

... VIEWING INFO

Viewings:

Strictly via Agents

Richard P Taylor
CHARTERED SURVEYORS

FOR SALE
Sales & Lettings
Tiger
Troycounty
01253 406111
To view all our properties visit: www.tigerestates.co.uk

www.rptaylor.co.uk

Tel: 01524 542717

Contact:

info@tigerestates.co.uk

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.

Ref: jal / 08.2026

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. Photographs taken August 2026. 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.

Richard P Taylor
CHARTERED SURVEYORS