



TO LET

39 North Road

Lancaster • LA1 1NS

City-centre retail premises
with prominent frontage to
Lancaster's primary
thoroughfare.

£125

per week exclusive

SUBJECT TO CONTRACT



A prominent frontage meets strong city-centre demand



OPPORTUNITY

Excellent frontage to North Road — the primary route through Lancaster — gives the premises strong visibility to passing vehicular and pedestrian traffic.

Ground-floor accommodation is supported by basement storage, making the space suitable for a range of occupiers.

CITY-CENTRE CONTEXT

Nearby occupiers include Fitness Formation, Lancaster Escape Rooms, Napoli Restaurant and UniPad.

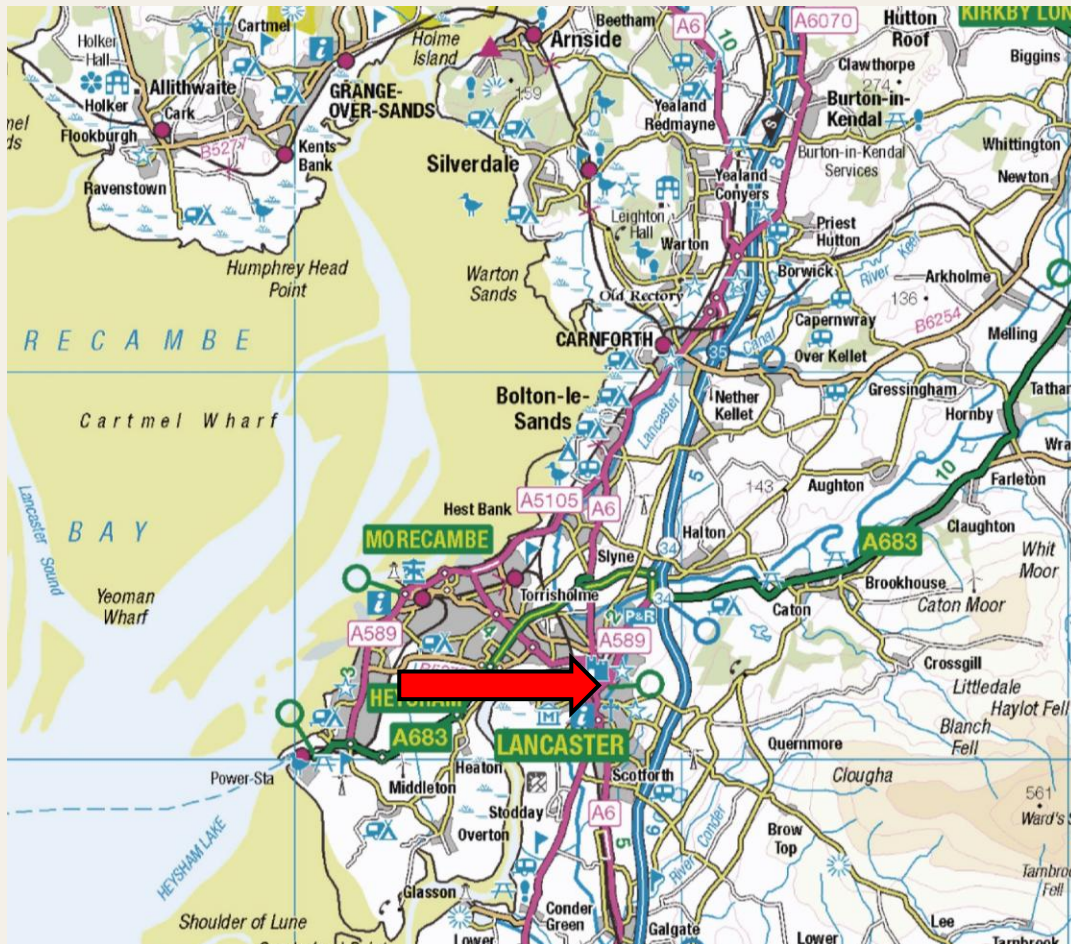
Lancaster city centre operates a BID district, promoting the centre, a twice-weekly market and an annual calendar of festivals, including Light and Music Festivals and other celebration days.

A LIVE DESTINATION

Retail visibility is reinforced by year-round city-centre activity and a diverse local audience.

PRIMARY ROUTE • PASSING TRAFFIC • BID DISTRICT

Lancaster combines a large catchment with fast regional links



13,000+

student population across two highly listed successful universities

145,500+

resident population across the Lancaster district

£4.5bn

reported Lancaster district GDP

RAIL CONNECTIONS

Glasgow 1h 40m

Manchester 1h 15m

London 2h 35m

Further connections to
Edinburgh, Leeds,
Liverpool and
Birmingham.

39 North Road sits within Lancaster city centre, with direct rail access to London and Manchester Airport.

LAKE DISTRICT 35 MINS • YORKSHIRE DALES 25 MINS

Ground floor shop front with rear ancillary space



Accommodation to suit a range of occupiers

GROUND FLOOR

Split-level shop floor with a good-size front window display, fitted kitchen, staff WC and rear door to the enclosed yard.

AREA	SQ M	SQ FT
Shop floor	35.02	377
Kitchen / WC	9.42	101
TOTAL	44.44	478

BASEMENT

Two storage rooms, one with restricted headroom.

AREA	SQ M	SQ FT
Basement Room 1	15.91	171
Basement Room 2	16.08	173
TOTAL	31.99	344

EXTERNALLY

Enclosed rear yard with access to Pitt Street.

REAR ACCESS

Vehicular access is available to the rear via Pitt Street.

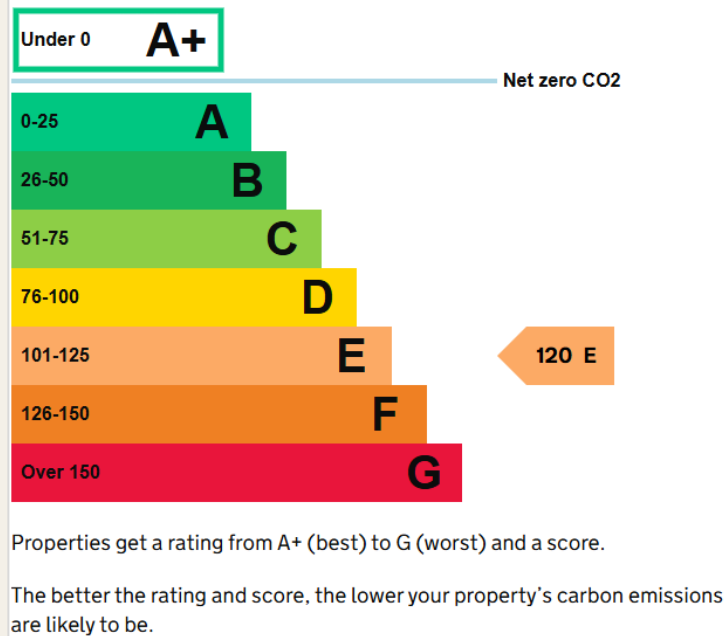
PARKING

No allocated parking; pay-and-display parking is approximately 100 metres away for staff, customers and visitors.

The details

ENERGY PERFORMANCE

This property's energy rating is E.



The Energy Performance Asset Rating is shown above. The full certificate is available on the public register or on request.

PLANNING

The property is reasonably believed to have established Class E use, having been utilised as a hair salon / barbers for a number of years.

Enquiries may be made to Lancaster City Council planning department: 01524 582950 or developmentcontrol@lancaster.gov.uk.

SERVICES

Mains water, electricity and drainage are connected. No gas is connected, but it is understood to be available in the street for separate connection.

RATES

The Valuation Office Agency website notes a Rateable Value of £5,100. Small Business Rates Relief may be available depending on occupier circumstances. From 1 April 2017, business rate relief is 100% for properties with a rateable value up to and including £12,000.

COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal costs incurred in the assignment of the lease or, if a surrender and grant of a new tenancy is agreed.

Letting from £125 per week

PASSING RENT

£125

per week exclusive

TO LET

New term to be negotiated with the Landlord, on an effective full repairing and insuring basis.

CONTRACT & VAT

The whole of these terms is subject to contract. All sums quoted are exclusive of VAT, which may be charged at the prevailing rate at the date of transaction.

SUBJECT TO CONTRACT

Prior to sale / letting or withdrawal.

VIEWING

By appointment through Richard P Taylor Chartered Surveyors only.

01524 542717

office@rptaylor.co.uk

www.rptaylor.co.uk



AML checks are required before heads of terms or a memorandum of sale

APPLICATION FEE

£35

including VAT
per applicant

Checks are completed by Veriphy and include an annual sanctions assessment.

Fee payable to the appointed selling / letting agent.

ANTI-MONEY LAUNDERING

In accordance with UK Law and the Money Laundering Regulations 2017, the agent must conduct anti-money-laundering checks on all buyers and leasehold occupiers. As an RICS Regulated Firm, Richard P Taylor gives great weight to this compliance. In line with RICS and HMRC guidance, Veriphy is the nominated trusted partner undertaking the AML check.

Each application is treated confidentially. Other than with Veriphy, information is not shared with third parties or with the Seller / Landlord. The fee is non-refundable for each applicant / application.

WHO IS AN APPLICANT?

An applicant is an individual — or collection of named individuals where multiple parties will hold a legal interest. For a company, the applicant is the acting Director and the company's Companies House-nominated Person with Significant Control.

BEFORE PROGRESSION

A Veriphy application must be completed before a memorandum of sale or heads of terms to a letting is circulated. No transaction will progress until the application is concluded. An offer may be considered in advance, but remains subject to contract and completion of the associated AML checks.

Important information

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 statement 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 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 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 September 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 publication.



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Ref: KHW / 516cli

Richard P Taylor Chartered Surveyors

