

RETAIL PREMISES TO LET

57 King Street

LANCASTER • LA1 1RE

A well-positioned ground floor retail unit with rear store and basement accommodation.

£12,000

PER ANNUM EXCLUSIVE

GROUND FLOOR SALES 546 sq.ft. • REAR STORE 252 sq.ft.

BASEMENT STORAGE 437 sq.ft. • RATEABLE VALUE £8,400

SUBJECT TO CONTRACT

Business Rates Free
(SBRR required)



Richard
P Taylor
CHARTERED
SURVEYORS

A practical retail unit in the heart of Lancaster



AT A GLANCE

546 sq.ft.

GROUND FLOOR SALES

Rear loading access

FROM RUSSELL STREET



CITY & CONNECTIVITY

Lancaster is Lancashire's County Town, with around 52,000 residents and a wider district population of circa 140,000. The city is served by the M6 at junctions 33 and 34, the A6 and the West Coast Main Line. Lancaster University and the University of Cumbria support the city's catchment.

LOCATION & PROPERTY

The premises front King Street near Common Garden Street and opposite Middle Street, within Lancaster city centre's secondary retail area. The traditional two-storey, mid-terraced building provides ground floor and basement space, a rear storeroom and basement WC facilities. Alternative uses may be possible, subject to planning.



ACCOMMODATION

INTERNAL WIDTH	4.57m / 15'0"
SHOP DEPTH	11.96m / 39'3" max.
BUILT DEPTH	17.02m / 55'10"
GROUND FLOOR SALES	50.72m ² / 546ft ²
REAR STORE	23.41m ² / 252ft ²
BASEMENT STORAGE	40.59m ² / 437ft ²

Rear store with loading door onto Russell Street. Basement WC with wash hand basin.

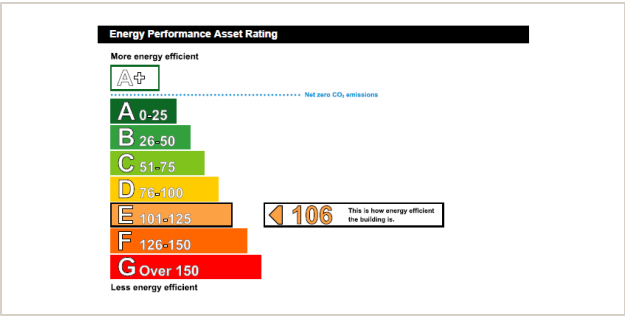
Straightforward terms, ready for discussion

OCCUPATIONAL SCHEDULE

RENT	£12,000 per annum exclusive.
BUSINESS RATES	Potentially rates free (Subject to SBRR application). Rateable value £8,400, as listed by the Valuation Office Agency.
LEASE TERMS	New lease for 3 or 6yrs to be negotiated, subject to three-yearly upward-only rent reviews, on an effectively internal repairing and insuring basis. Subject to vacant possession.
SERVICES	Mains services are connected.
COSTS	Incoming tenant to contribute £750.00 +VAT to Landlord legal costs.
DEPOSIT	Equal to three months' rent — £3,000 — payable on completion.
VAT	Quoted rents are exclusive of VAT and will not be liable to VAT.
AML	Anti Money Laundering checks will be required for applicant. A fee of £35,00 +VAT shall apply.
REFERENCES	Personal or company references will be required, proof of funds provided via bank application.

ENERGY PERFORMANCE

EPC Asset Rating 106 · Band E



VIEWING & CONTACT

Strictly by appointment
with the agents

2a Aalborg Place
Lancaster · LA1 1BJ
01524 542717
www.rptaylor.co.uk

SUBJECT TO CONTRACT



The property is offered subject to contract, prior sale/letting or withdrawal. These particulars do not form any part of an offer or contract. Statements are not representations of fact; intending purchasers or tenants must satisfy themselves by inspection or otherwise. Measurements and floor areas are guides. No services, plant, machinery, equipment, fixtures or fittings have been tested and no warranty is given. Unless stated otherwise, prices and rents are exclusive of VAT.