INVESTMENT OPPORTUNITY

50 / 50A Church Street

LANCASTER · LA1 1LH

A mixed-use city-centre investment combining ground-floor retail with separately accessed upper-floor 5-bedroom student accommodation.

FOR SALE

SUBJECT TO CONTRACT



Richard P Taylor
CHARTERED SURVEYORS



INCOME PROFILE

A tale of two

income streams ...

01

GROUND FLOOR RETAIL

Let to a dementia charity supporting Lancaster University clinical research. Current annual rent is £15,000 exclusive.

02

UPPER FLOORS

Student flats generating gross annual income; the 48-week income equates to £32,000 per annum.

03

MANAGEMENT

The student accommodation is managed by Escape Campus, an approved accommodation provider for Lancaster University and the University of Cumbria. This generates a saving in respect of Lancaster City Council's HMO registration and promotes the letting beds ahead of other PRS alternatives.

WHY LANCASTER

A city with enduring character and appeal …

≈13,000 **students living in Lancaster district**
10.7% of residents

18,620 **Lancaster University students**
2024/25 enrolments

9,065 **University of Cumbria students**
all campuses · 2024/25

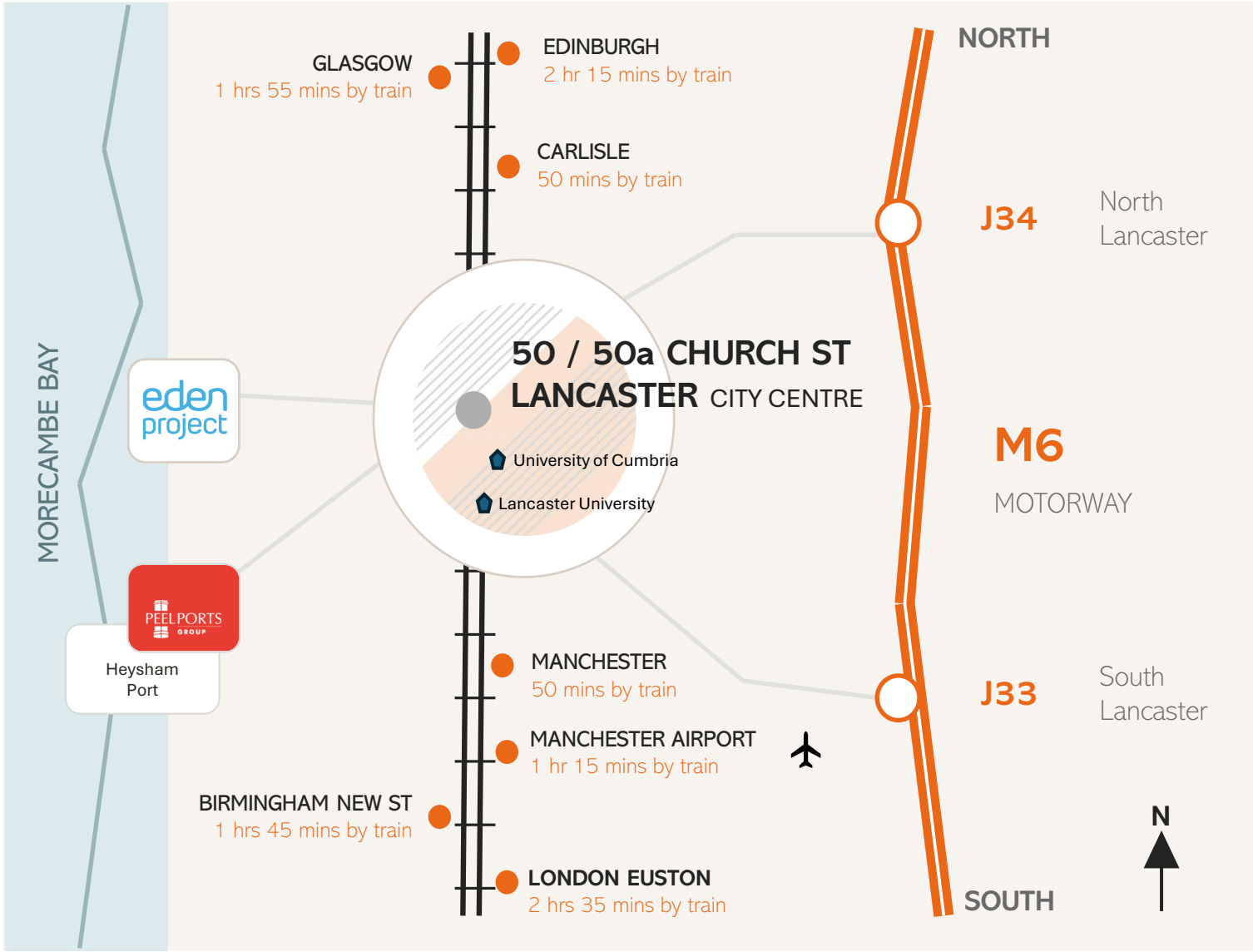
Lancaster's universities give the city a youthful, year-round energy. Their students add life to its shops, cafés, cultural venues and neighbourhoods, while strengthening the local skills base.

That academic presence sits alongside Roman origins, medieval streets and Lancaster Castle, with the River Lune, Morecambe Bay and the Lake District close by. The result is a compact, connected city with character, convenience and enduring appeal.

The picturesque streetscape and abundant heritage, combined with varied mix of retail, leisure and night time economy means the city remains popular with students not wishing to remain on campus.

There is a twice weekly market, multiple city festivals including the Winter Markets and Lightfest celebrations operated by BID Lancaster

Sources: Lancaster City Council; HESA 2024/25. University figures are institution-wide.





LANCASTER CITY CENTRE

Connected to the city's everyday life and amenity …

CITY CENTRE

Cinema, restaurants, fashion retailers, jewellers, supermarkets and financial services.

CONNECTIONS

Bus and rail stations are within easy walking distance, with multistorey parking nearby.

HEALTH

Doctors' surgeries, dentists and pharmacies are within a 10-minute walk.

LOVE LANCASTER

LOVE LANCASTER
EAT • DRINK • SHOP

LOVE LANCASTER
HERITAGE & CULTURE

LOVE LANCASTER
EVENTS

LOVE LANCASTER
EDUCATION



INCOME PROFILE

Sustainable long-established revenue ...

04 GROUND FLOOR RETAIL

Let on a six-year internal repairing lease at £15,000 per annum, the ground-floor unit is operated by Defying Dementia, a charity shop raising funds and awareness for dementia research within Lancaster University's Division of Biomedical Sciences.

05 UPPER FLOORS

Externals recently refurbished and roof fettled, this student accommodation generates gross annual income of £32,000. The five-bedroom dwelling is let on a 48-week contract at an all-inclusive room rate of £133.33 per week and is currently occupied.

06 MANAGEMENT

The student accommodation is managed by Escape Campus, described in the source particulars as a Lancaster University-approved licensed accommodation provider.

Building details ... 07

Business & Residential Areas

50 Church Street (ground flrs) is noted to extend to a net internal area of 144.00 m^2 / 1,550 ft^2. This has a full-width measure of 3.6m / 10ft. 50a Church Street (upper flrs) extends to 174.8 m^2 / 1,882 ft^2.

Business Rates

50 Church Street (ground floor) / LCR no.100101430502
Shop and premises — RV £12,750

The retail premises are subject to the Lancaster BID levy.

Council Tax

50A Church Street (upper floor) / LAR no. 100101430500 Band B

Services

Mains drainage, water, gas and electricity are connected.

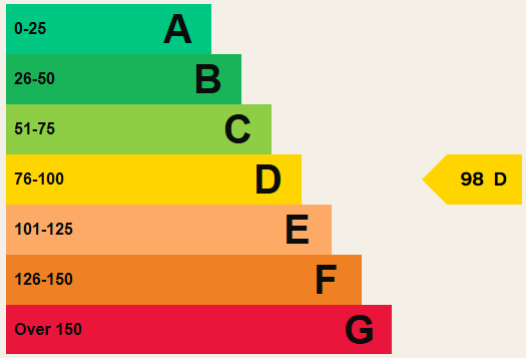
Planning

The property has established Class E retail consent at ground-floor level and HMO Class C4 student accommodation use on the upper floors, dated July 1993 (application 93/00761/CU), under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The HMO is licensed by Lancaster City Council under property licence no. 054541.

The property is not listed but lies within Character Area 3 – Lancaster (City Centre) Conservation Area. Article 4 Directions apply.

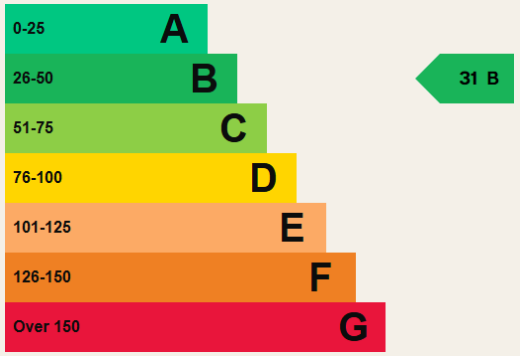
EPC

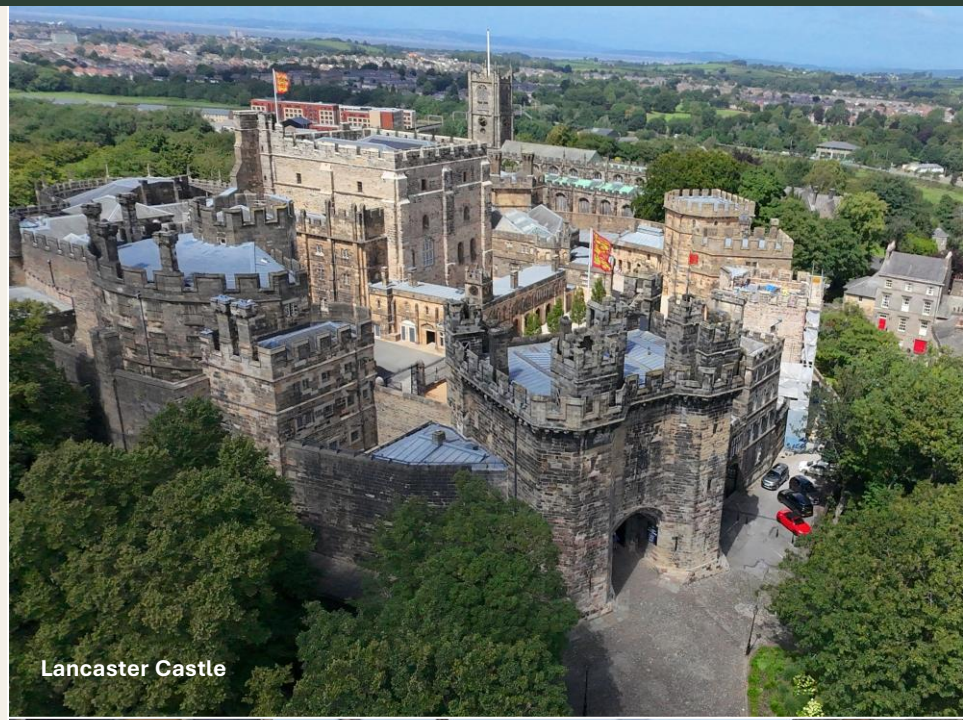
50 Church Street (ground floor)
Cert no. 9441-3062-0273-0400-8105



EPC

50A Church Street (upper floor)
Cert no. 1253-4728-0700-0512-8162




Lancaster Castle


Rear of Church Street

Transaction information ... 08

Tenure
The property is held freehold, subject to the existing occupational tenancy. HM Land Registry title no. LAN148761.

VAT
It is understood that VAT will not be added to the purchase price.

Costs
Each party shall bear its own costs in connection with the sale and purchase.

SDLT
Stamp Duty Land Tax will be payable by the purchaser at the prevailing rate.

AML & Funding
In compliance with UK law, the purchaser(s) must complete an AML (anti-money-laundering) identity check through Veriphy at a cost of **£35.00 + VAT**.

The purchaser will also be required to provide proof of funding.

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. 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 the publication of these particulars.













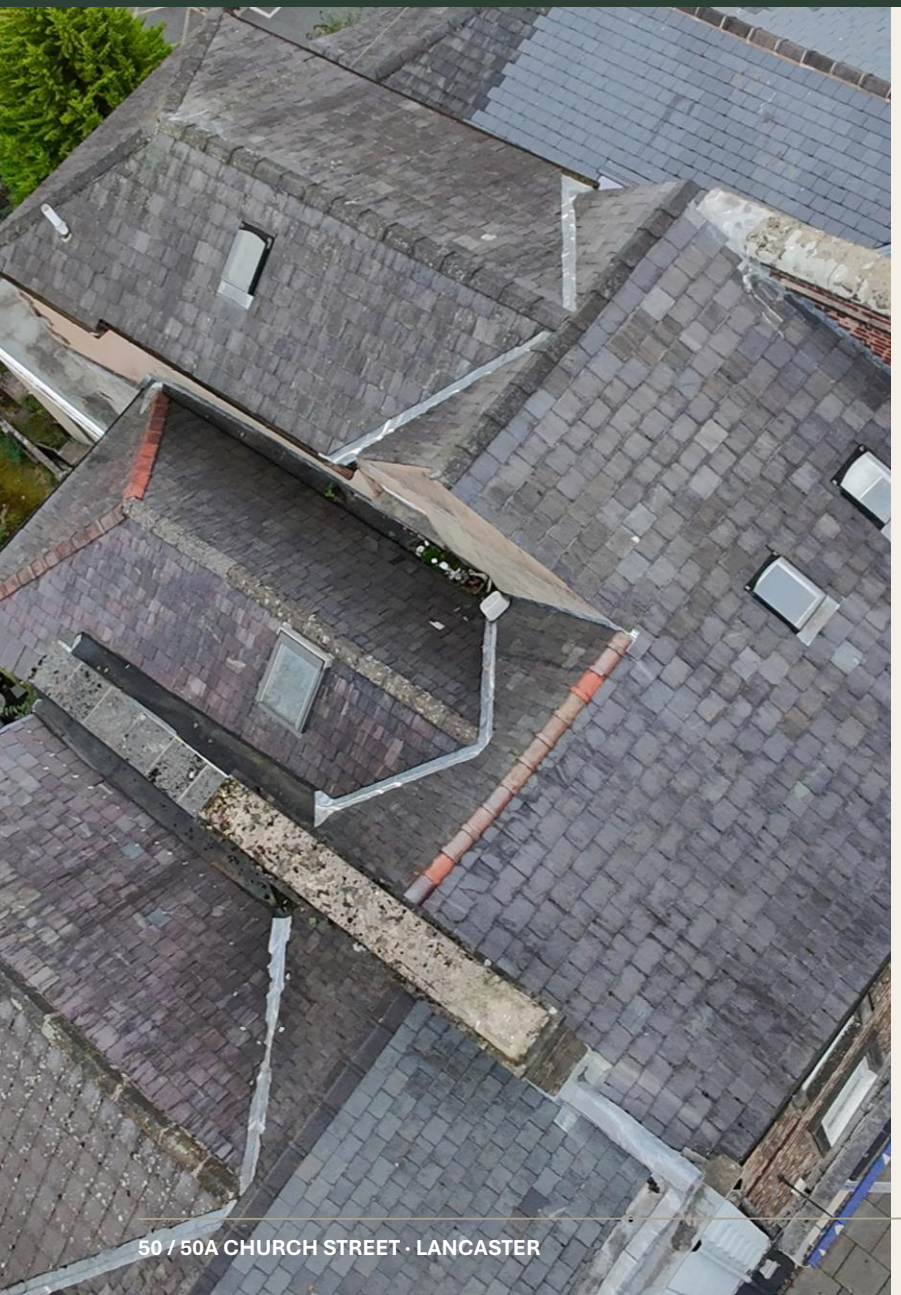


ACCOMMODATION

Floor plan: 50A Church Street



Total area: approx. 174.8 sq. metres (1882.0 sq. feet)



SALE PROCESS

A clear path to acquisition …

PROPERTY	**50 / 50A Church Street, Lancaster LA1 1LH**
TENURE & INCOME	Freehold, subject to occupier leases. Mixed-use retail and student accommodation generating gross income of £47,000 per annum, exclusive.
ASKING	**£425,000** A purchase at this level reflects a headline all-risks yield (ARY) of 11.058% before purchaser's costs and holding expenses are deducted.

www.rptaylor.co.uk
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Richard P Taylor CHARTERED SURVEYORS