

Storage Space To Let

**10 Lucy Street
Lancaster
LA1 1YF**



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, having Lancaster University and the University of Cumbria (formerly St. Martin's College) campus.

Location

The premises are accessed off Lucy Street close to its junction with Thurnham Street, part of the one-way system through Lancaster city centre.

Lucy Street is in close proximity to the Police Station. Other users in close proximity include Co-op Funeral Services, Hogarths Public House, the Town Hall, etc.

Lucy Street is a cul-de-sac, being open to traffic in both directions and giving access to a City Council car park as well as the rear of Generation Nightclub.

www.rptaylor.co.uk

Tel: 01524 542717

Description

The premises comprise the lower ground floor of a three-storey with basement building, being of traditional stone and brick construction beneath slated roof surfaces.

The premises are accessed off Lucy Street at lower ground floor level and in effect are open plan as per the attached floor plan.

The upper floors are in separate residential occupation.

Accommodation

The accommodation comprises briefly as follows:-

Lower Ground Floor

Entrance Lobby

Main Warehouse 104.25 sq.m. / 1,122 sq.ft.

Two WC Compartments with wash area

Externally

There is no external space.

Services

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

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £5,900 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 an internal repairing and insuring basis.

Rent

£8,976 per annum exclusive.

Deposit

A deposit will be required by the Landlord to be paid by the ingoing Tenant on completion of the lease, said deposit to be equivalent to a quarter's rent, i.e. £2,244.

Costs

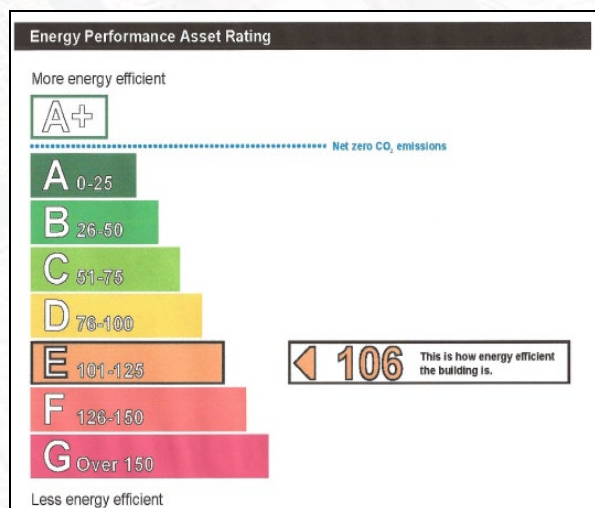
The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

VAT

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

EPC

The property's asset rating is shown below.
A copy of the full EPC 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: www.rptaylor.co.uk

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:

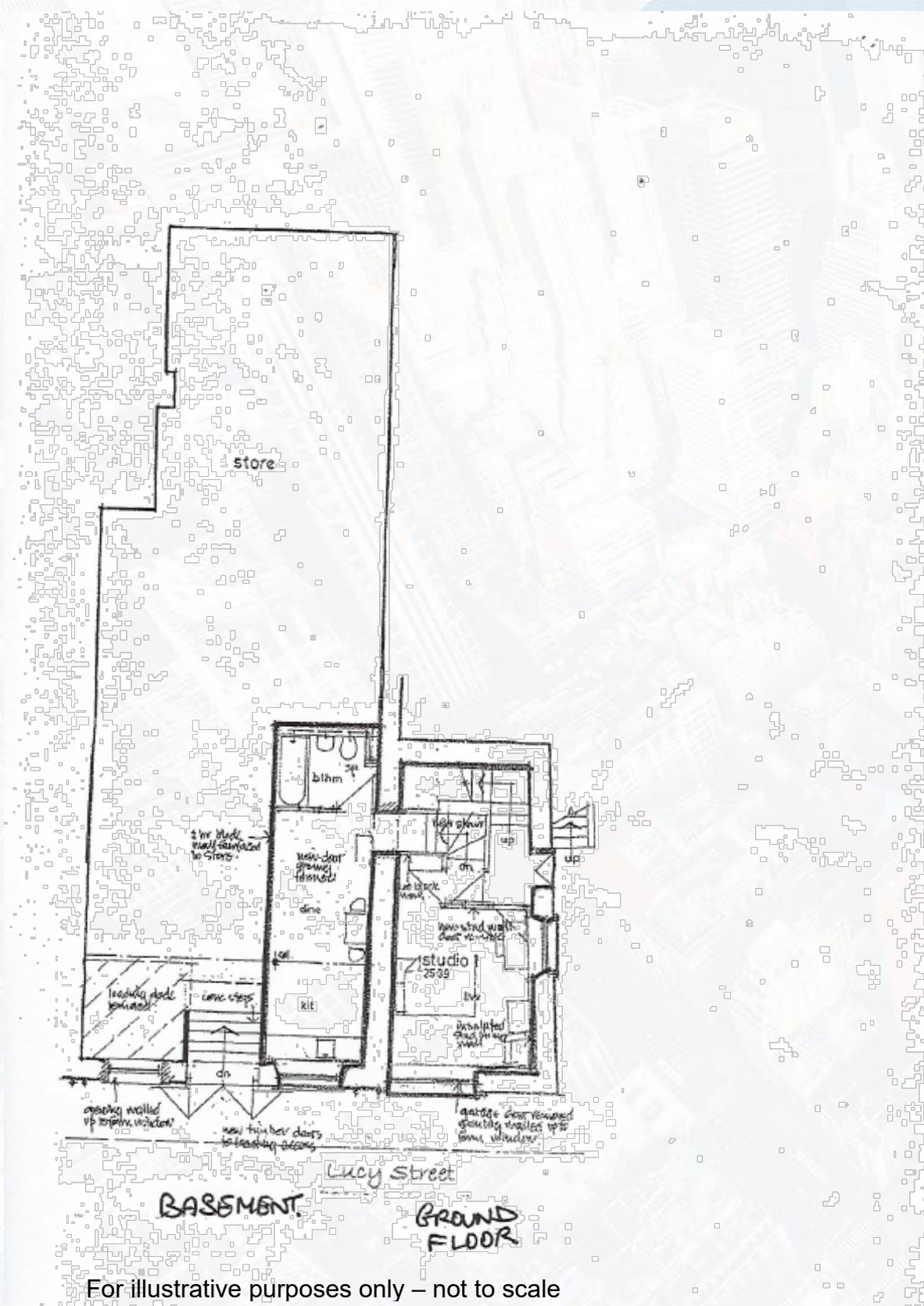
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection 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 particulars.



For illustrative purposes only – not to scale