Richard P Taylor
CHARTERED SURVEYORS

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Retail Premises For Sale or To Let

52 Church Street
Lancaster
LA1 1LH



Introduction
Lancaster is an important administrative city, being the County Town of Lancashire and having many historic buildings.

Lancaster is accessible from the M6 Motorway at Junction 33 to the south and Junction 34 to the east. Similarly, access to the West Coast Main Railway Line running between London Euston and Glasgow is readily available.

The city has a catchment population in excess of 135,000 and a student population of circa 20,000 and benefits from the two universities, namely Lancaster University and the University of Cumbria (formerly S. Martin's).

Furthermore, the city benefits from two well respected Grammar Schools, being the Boys Grammar School (LRGS) and the Girls Grammar School (LGGS).

Location
The premises front onto Church Street opposite the rear entrance to TK Maxx and Squires Snooker Club and the entrance to Vue Cinema and being adjacent to and between Curio & Quirk and Defying Dementia charity shop.

Other users include Banks Lyon jewellers, Buccelli's Italian restaurant, Los Banditos restaurant, etc.

Description
The premises are of traditional stone construction beneath slated roof surfaces. Such are arranged over three floors with basement comprising ground floor sales and first and second floor ancillary storage. Such are mid terraced and were extensively refurbished circa 1989 providing quality accommodation.

Accommodation
The accommodation comprises briefly as follows:-

Ground Floor	
Gross Frontage	3.89m / 12'10"
Internal Width	3.64m / 11'11"
Shop Depth	12.07m / 39'7"
Sales Area	39.82 sq.m. / 429 sq.ft.
First Floor	
Sales Area	37.39 sq.m. / 403 sq.ft.
Second Floor	
Storage	40.89 sq.m. / 440 sq.ft.
Kitchenette	
WC Compartment	WC. Wash hand basin.
Basement	37.1 sq.m. / 399 sq.ft. approx.

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

Richard P Taylor Chartered Surveyors is a trading name of Two Odd Socks Limited., a limited company registered in England No. 15314814
Director: Jody A Lauder BSc (Hons), MRICS Consultant: Richard P Taylor BSc, MRICS

Rates
We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £9,400 rateable value.

Price
£175,000 for the freehold interest with full vacant possession.

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 a full repairing and insuring basis at a rent of **£14,000** per annum exclusive.

Deposit
A deposit will be required to be paid by any ingoing Tenant on completion of the lease, said deposit to be retained by the Landlord's Agent for the duration of the term. The deposit will be equivalent to one quarter's rent, i.e. £3,500.

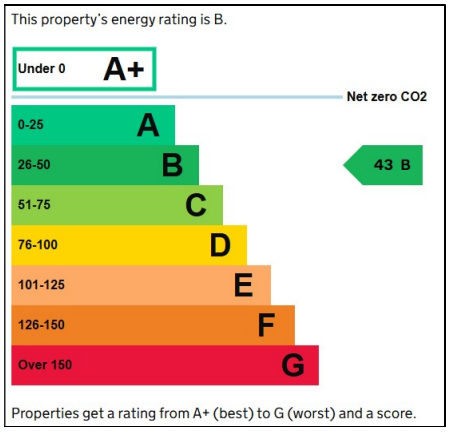
Costs
The Landlord's reasonable legal costs incurred in the preparation of any lease are to be borne by the ingoing Tenant.

In the event of a sale, each party will be responsible for their own legal costs.

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

Money Laundering
In accordance with anti money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC
A copy of the Energy Performance Certificate is set out below. A full copy of the Energy Performance Certificate is available on request.



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

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967
Richard P. Taylor Ltd. 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 publication of these particulars.