Richard P Taylor
CHARTERED SURVEYORS

Retail Premises To Let

43/45 Market Street
Lancaster
LA1 1JG

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Introduction
The City of Lancaster 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 with Lancaster University and the University of Cumbria (formerly St. Martin's College) it has a student population of circa 20,000.

Location
The premises front onto Market Street, being part of the pedestrianised retailing area within the City. The property is in close proximity to the junction with New Street and Market Square. Other users in close proximity include Lloyds Bank, HSBC Bank, Diggles café and takeaway, Barclays Bank, Tui Travel Agents, Mountain Warehouse, TK Maxx, etc.

Description
The premises are mid terraced, are of three storeys and are of traditional stone and brick construction beneath flat felted roof surfaces. Front elevations are in dressed Ashlar stone. The front section is of three storeys comprising ground floor sales, which has been extended to the rear, with first floor sales and storage and second floor ancillary space and facilities.

The property has been occupied since August 2003 by Mountain Warehouse who have relocated within the City to Marketgate.

The ground floor sales extend to 1,554 sq.ft. / 144.37 sq.m., the first floor extends to 887sq.ft. / 82.4 sq.m. sales and storage and the second floor extends to 705 sq.ft. / 65.5 sq.m. storage with facilities. The premises have been measured on a net internal basis.

Accommodation
The accommodation comprises briefly as follows.

Gross Frontage	7.38m / 24'2"
Internal Width	7.13m / 23'4"
Shop Depth	24.2m / 79'5"
Ground Floor	
Sales	144.37 sq.m. / 1,554 sq.ft.
First Floor	
Sales	59.9 sq.m. / 645 sq.ft.
Offices/Store	22.5 sq.m. / 242 sq.ft.
Second Floor	
Storage	65.5 sq.m. / 705 sq.ft.
Ladies and Gents WC compartments	
Staff Room	

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

Externally	To the rear of the property is an enclosed yard that may be suitable for storage of bins although exclusive use will not be granted.

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

Rates
We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £41,750 Rateable Value.

Lease
The property is available to let on a new lease for a term of ten years subject to a five year upward only rent review on effectively a full repairing and insuring basis.

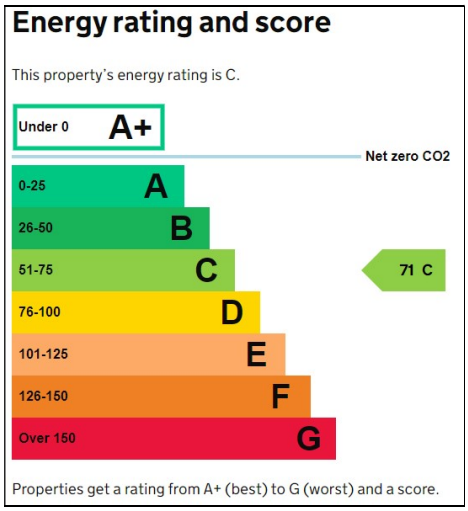
Rent
£45,000 per annum exclusive payable monthly in advance by Standing Order on the first day of each month.

Deposit
A deposit may be required subject to status.

Costs
Each party will be responsible for their own legal costs incurred in the preparation of the lease.

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

EPC
The EPC Asset Rating 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
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

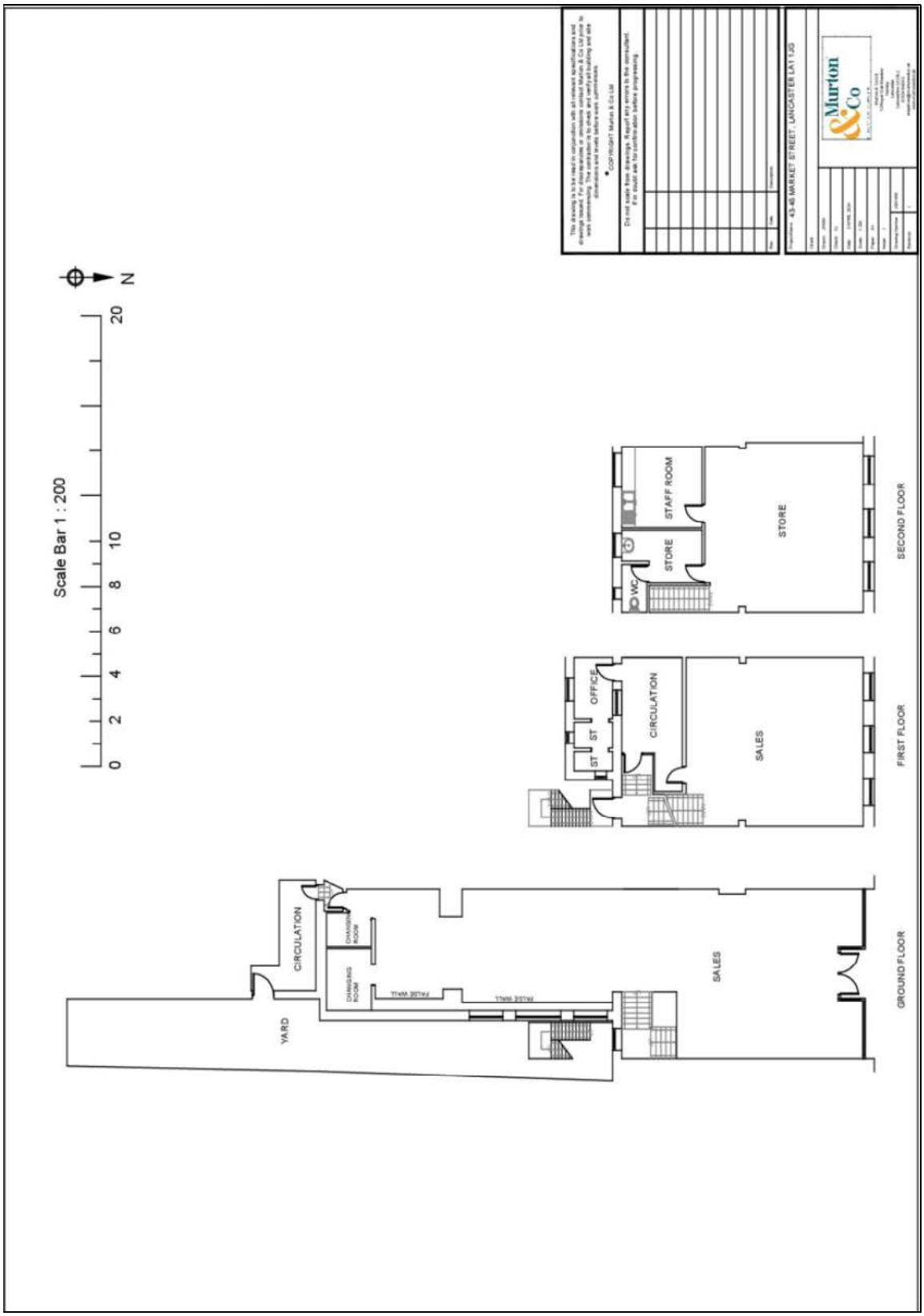
The property is offered subject to contract, prior sale/letting or withdrawal.

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.


Scale Bar 1 : 200
0 2 4 6 8 10 20
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SECOND FLOOR
STAFF ROOM
STORE
STORE
WC
FIRST FLOOR
OFFICE
ST
ST
CIRCULATION
SALES
GROUND FLOOR
CIRCULATION
CHANGING ROOM
CHANGING ROOM
SALES
YARD
Murton & Co
43-45 MARKET STREET, LANCASTER LA1 1UG