

Office Premises For Sale

**21 Sun Street
Lancaster
LA1 1EW**



Introduction

Lancaster is the County town of Lancashire with a resident population of 52,000 and a wider local Government district population of circa 140,000.

Lancaster is an ancient settlement dominated by Lancaster Castle and the Priory.

The city is readily accessible to the M6 motorway at junction 33 to the south and junction 34 to the north. The A6 passes through Lancaster and is one of the main historic north/south roads in England. It connects Lancaster to Carnforth, Kendal, Penrith and Carlisle to the north and Garstang, Preston, Chorley, Manchester and beyond to the south.

Lancaster is served by the west coast main railway line which runs through Lancaster railway station giving access to London Euston and Glasgow as well as the west coast of Cumbria.

Lancaster is home to Lancaster University and the University of Cumbria, the former having a campus to the south of the city and the latter being within the Bowerham district of Lancaster to the south of the city centre. Furthermore, Lancaster has two successful Grammar Schools, namely Lancaster Royal Grammar School and Lancaster Girls' Grammar School.

Location

The premises front onto Sun Street which runs between Church Street/New Road and Market Street. The Sun Hotel is located at the junction of Sun Street with Church Street whilst the Music Room café is within Sun Square. Other users include Board and Sword gaming retailer, Marula Monkey and Now or Never restaurant amongst others. Many of the properties however are now in residential occupation.

Description

The premises are of traditional stone construction beneath pitched slated roof surfaces. Such are of three storeys with attic and basement. To the rear of the property is a very small, enclosed yard.

The premises are occupied by the Samaritans and have been used as offices for a considerable number of years but are suitable for conversion to residential accommodation subject to planning. Any enquiries in this regard should be directed to the local Planning Authority on 01524-582950.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Entrance Hall

Inner Lobby



cli442-240725

Store Room
WC Compartment

WC. Wash hand basin.
Central heating radiator.
6.81 sq.m. / 73 sq.ft.
Central heating radiator.
Shutters.

Front Office

Office 4

2.02 sq.m. / 22 sq.ft.
Roof light. Central heating
radiator. Part glazed walls.
9.95 sq.m. / 107 sq.ft.
26.45 sq.m. / 285 sq.ft.
Cobbled floors.

Kitchen
Cellar

First Floor
Front Office

8.88 sq.m. / 96 sq.ft.
Two areas. Central
heating radiator. Sash
windows.



Mid Office

3.82 sq.m. / 41 sq.ft.
Central heating radiator.
Access to cellar and small
back yard.



Office 3

3.19 sq.m. / 34 sq.ft.

Kitchen

5.33 sq.m. / 57 sq.ft.
Single drainer stainless
steel sink unit.

Rear Office

10.56 sq.m. / 114 sq.ft.
Central heating radiator.
Baxi boiler. Single glazed
timber casement window.

WC Compartment

WC. Wash hand basin.
Shower cubicle. Central
heating radiator.

Second Floor
Front Office

16.18 sq.m. / 174 sq.ft.
Central heating radiator.



Rear Office	10.61 sq.m. / 114 sq.ft. Central heating radiator.
Attic	Vent-Axia air exchange system.
Externally	To the rear is a very small, enclosed yard suitable for the storage of bins.

Services

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

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £6,300 Rateable Value. We therefore believe the property will qualify for Small Business Rate Relief. Any interested parties should make their own enquiries in this regard.

Tenure

Freehold.

Purchase Price

Offers over **£150,000** are sought for the freehold interest.

VAT

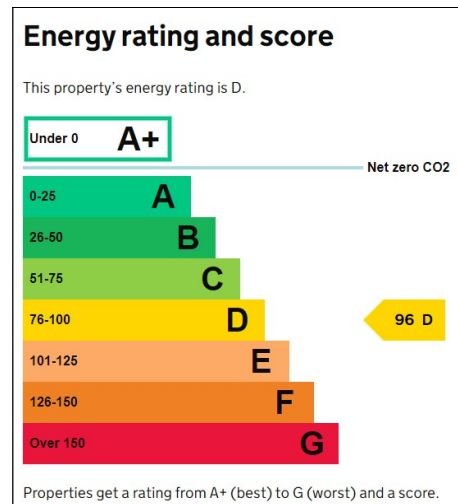
All prices quoted above are exclusive of and are not liable to VAT.

Money Laundering

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

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
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 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 Chartered Surveyor 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.

