Richard P Taylor
CHARTERED SURVEYORS

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Ground Floor Retail Premises To Let

57-59 Penny Street
Lancaster
LA1 1XF



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).

Location
The premises front onto Penny Street between its junction with Brock Street/Common Garden Street and Spring Garden Street/George Street. The location is a good, strong secondary retailing location within Lancaster city centre.

Other retail users in close proximity include, the Cornish Bakery, Silver Tree jewellers, Supreme Dry Cleaners, Oxfam bookshop and general goods, etc.

Penny Street is pedestrianised on this section.

Description
The property is of traditional stone and brick construction beneath pitched slated roof surfaces and is arranged over three floors.

The premises comprise the ground floor only with sales extending to 645 sq.ft. / 59.92 sq.m. with ancillary storage to the rear. Upper floor accommodation is in separate residential occupation.

Accommodation
The accommodation comprises briefly as follows:-

Ground Floor Sales	59.92 sq.m. / 645 sq.ft.
Store 1	5.48 sq.m. / 59 sq.ft.
Rear Store	21.93 sq.m. / 236 sq.ft.
Kitchen	
Externally	There is no external curtilage.

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

Rates
The premises are assessed for rates at £18,500 Rateable Value.

Lease
The premises are available on a new lease for a term to be negotiated subject to five yearly upward only rent reviews on a full repairing and insuring basis.

Rent
£20,000 per annum exclusive payable monthly in advance on the 1st day of each month by Standing Order.

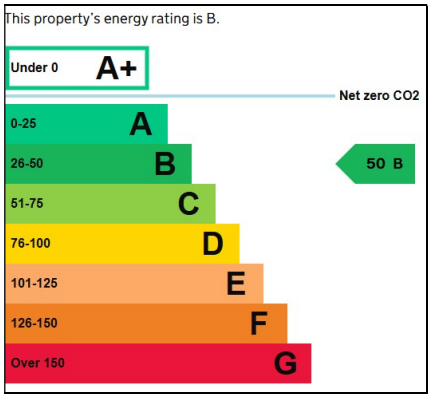
Richard P Taylor Chartered Surveyors is a trading name of Two Odd Socks Limited., a limited company registered in England No. 15314814
Director: Jody A Lauder BSc (Hons), MRICS Consultant: Richard P Taylor BSc, MRICS

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

Deposit
A deposit equivalent to a quarter's rent will be payable on completion of the lease, said deposit to be paid by the tenant to the landlord's agents and said funds to be retained by the landlord's agents for the duration of the lease.

Costs
The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

Energy Performance Certificate
The Energy Performance Asset Rating for the premises is set out below. A copy of the full 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.