



18 Sir Simon's Arcade, Lancaster
£160,000





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, Lancaster

Prime city centre property with commercial retail space. Large, elegant windows, 2 floors! Prominent corner position with high footfall. Vacant and no-chain freehold. Ideal for various business uses, near train station, bus stops & multi-storey. Pedestrianised street adds to appeal.

Council Tax band: B

Tenure: Freehold

- Prime City Centre Location
- Corner Position & Great Windows
- 2 Floors
- Elegant Building on Charming Street
- Great Footfall & Visible to One Way System
- Vacant & Ready to Move In
- No Chain Freehold Opportunity
- Short Walk to Train Station
- Common Garden Bus Stops Close By
- Pedestrianised Street & Versatile Appeal





Location

As you walk under the archway from Lancaster's main retail thoroughfare, Market Street, you will see Sir Simon's Arcade, etched in the granite flag like a Hollywood Star - and well it might be, this is a prime retail position in the city. Pedestrianised and connecting Market Street to the one way system, the main bus stops on Common Garden Street and the multi storey carpark within the Market gate complex this charming little street couldn't be better positioned for footfall. There is an enchanting range of retail premises and a coffee shop with outside seating inviting your customers to stop and enjoy the ambiance so whatever your next great adventure may be this is a great place where it all could start.

The Shop Floor

This is a rare opportunity to buy a Freehold investment in the city centre. Situated on the corner with visibility to the one way system and opposite Marketgate the three, large, front shop windows are elegant and offer the perfect advertising space. Around the shop floor you will find seven well placed double sockets and there are six ceiling spotlight clusters so whatever your plans the space will work well. A concealed rear door allows emergency access into the rear private carpark/ courtyard whilst not affecting the visual appeal of the interior. You will find a handy cleaning cupboard concealed in the same way and there is an under stair cupboard too.

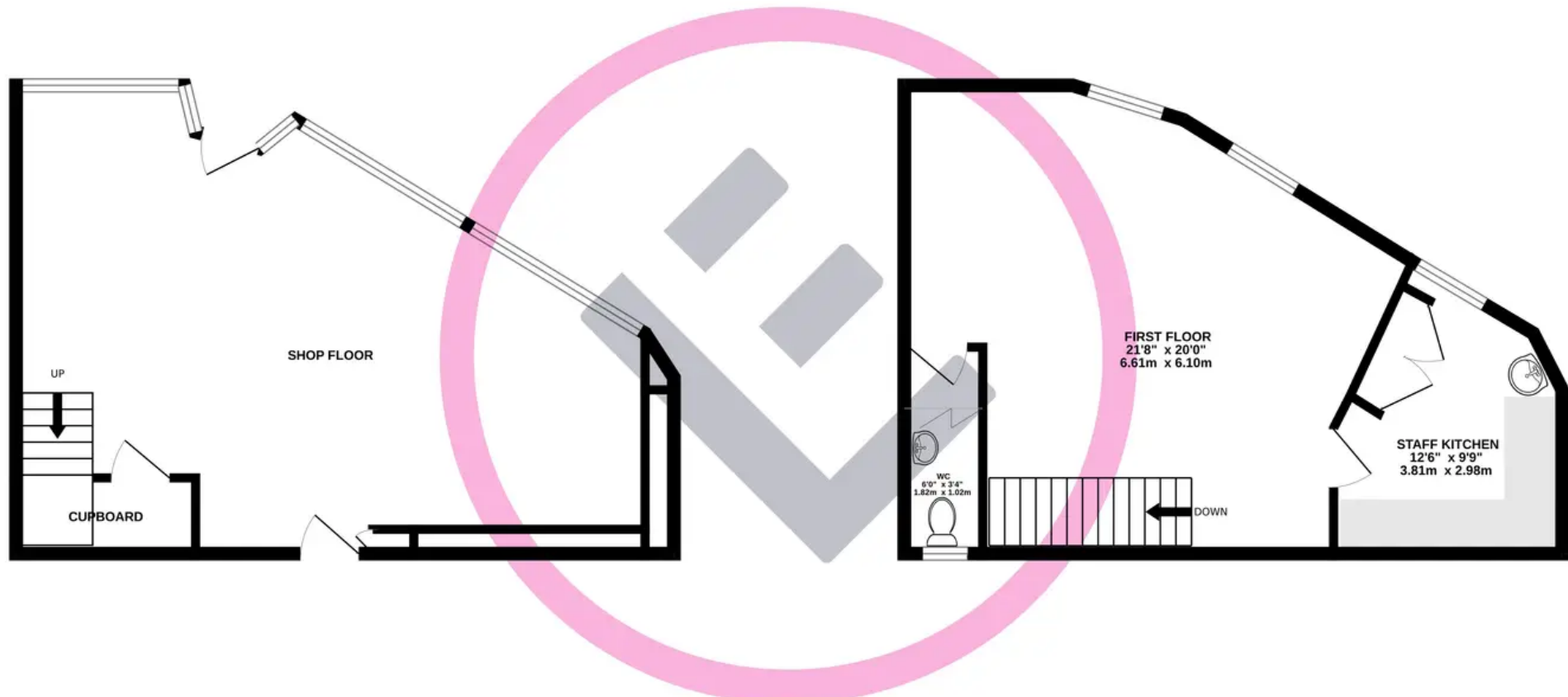


Upstairs

The first floor space is also generous and could offer a more private show room or office space dependent on the business needs. There is a kitchen area on this level and a separate WC. These staff comfort areas have key coded secure access. The premises benefits from a CCTV system and downstairs the windows all have shutters with one being electric.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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