



58, Market Street, Lancaster

## The property at a glance



- Commercial Property to Let
- Premises Set over Three Floors
- Fully Boarded Loft Space
- Gas Central Heating Throughout
- Would Suit a Variety of Businesses
- Prime City Centre Location

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£15,000**  
per annum

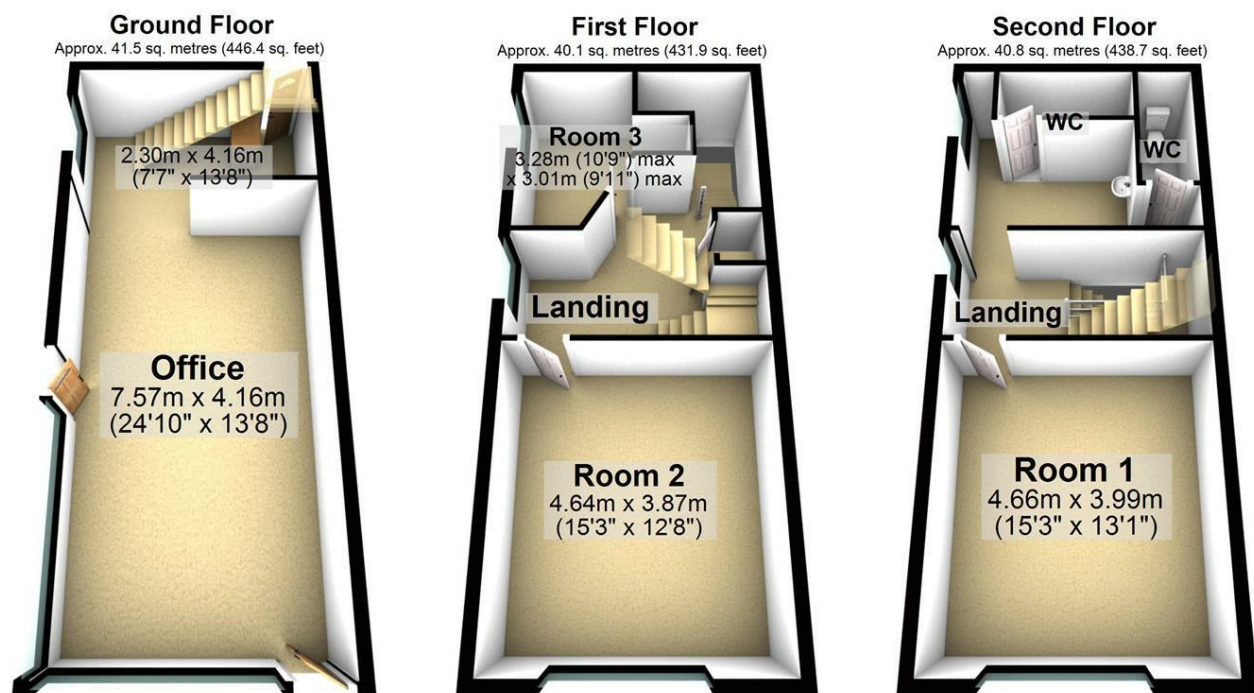
# Get to know the property

A great opportunity to rent this commercial premises in a prime City Centre location - ideal for a variety of businesses (subject to the relevant permissions).

With space set over four floors; to the ground floor there is a shop frontage with good window space. To the first floor there is a generous room with window to the front elevation and a smaller room with window to the side elevation. To the second floor there is a large room with window to the front elevation and a second room with WCs cubicles.

The second floor also provides access to a large loft room - fully boarded, ideal for storage. Gas central heating benefits the premises throughout.

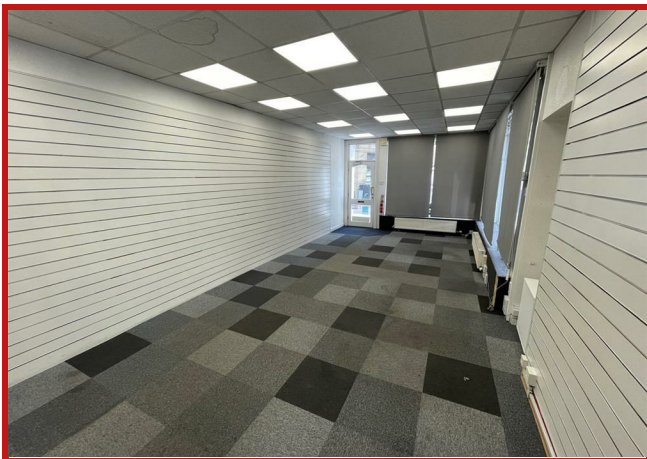
Situated on Market Street, one of the main City Centre high streets, the premises is in a prime location for footfall and would lend itself to various uses/business needs for instance as offices, treatment rooms for salons/beauty parlours, retail purposes and much more (subject to the relevant permissions).



Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

58 Market Street, Lancaster,  
Lancashire, LA1 1HS



GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round



Working in association with



01524 967000

[www.janepartonmortgagestudio.co.uk](http://www.janepartonmortgagestudio.co.uk)

Offices in Morecambe & Lancaster:  
2a China Street, Lancaster, LA1 1EX  
37 Princes Crescent, Bare, Morecambe, LA4 6BY



GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		