



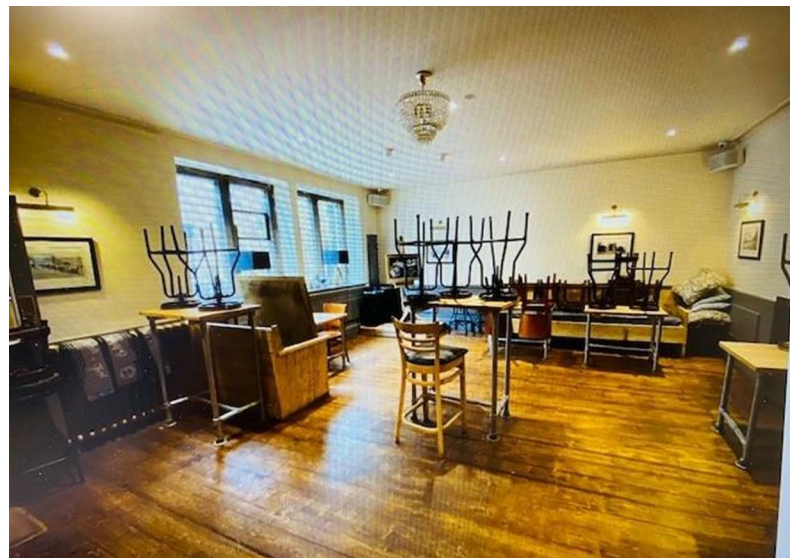
**FISHER  
WRATHALL**  
COMMERCIAL



**74 Church Street, Lancaster, LA1 1ET**  
**£35,000 Per Annum**



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# 74 Church Street, Lancaster, LA1 1ET

## £35,000 Per Annum



### Location

Lancaster is a busy University city and the principal town of North Lancashire, which benefits from excellent communication links via the nearby M6 motorway, and the West Coast main line railway. It sits to the south of the Lake District National Park and to the west of the Yorkshire Dales, and is approximately equidistant between Preston and Kendal. The city has a population in excess of 45,000 and a catchment of 130,000 as well as a large student population.

### Description

The subject character premises occupy a prominent position on Church Street, on the fringes of Lancaster's central retail area, being adjacent to the Castle precincts and Lancaster Castle, which in coming years is to become a major tourist attraction.

Church Street is now the recognised area for restaurant use.

### Ground Floor

#### Entrance Vestibule

#### Bar Lounge

30'2" x 18'4" (9.19 x 5.59)

Overall measurement, Dining area, Bar area, polished flooring.

#### Private Dining Room

11'10" x 10'8" (3.61 x 3.25)

Overall measurement, feature chimney breast, polished flooring.

#### Inner Hallway

With traditional staircase leading off, up and down.

#### Disabled Toilet

#### Lower Ground Floor

#### Hallway

#### Kitchen

25'3" x 14'4" (7.70 x 4.37)

Overall measurement plus Store area.

### Toilets

Ladies and Gents Toilets.

### First Floor Landing

With staircase leading off.

### Main Dining Room

30'2" x 18'3" (9.19 x 5.56)

Overall measurement, feature ornate ceiling and windows, wall panelling, polished flooring.

### Private Dining Room

11'9" x 10'6" (3.58 x 3.20)

Off the main dining room, beamed ceiling.

### Second Floor

#### Office

12'0" x 9'11" (3.66 x 3.02)

#### Rent

£35,000 per annum. New lease available with terms to be agreed.

#### Tenure

Leasehold.

#### Rateable Value

£16,250.

#### Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

#### VAT

This property has been elected for VAT.

#### Viewing Arrangements

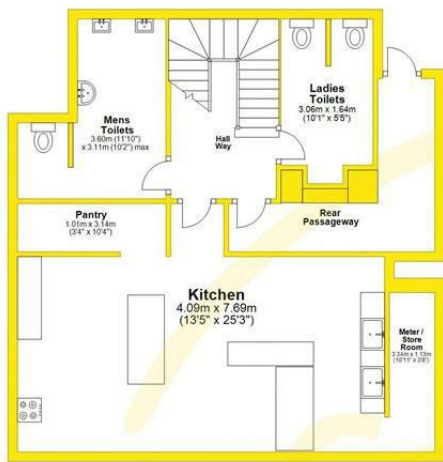
Strictly by appointment with the sole agents, Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.  
Tel : 01524 69922 email : info@fwcommercial.co.uk



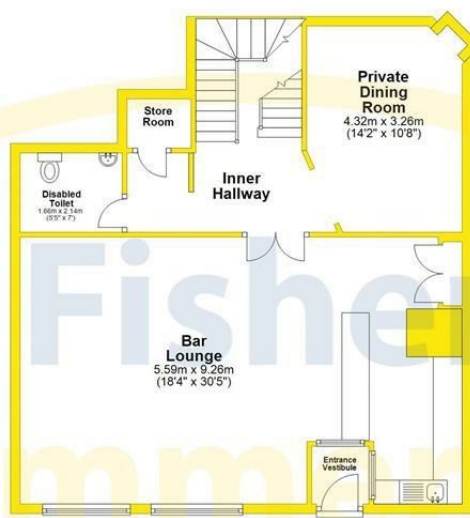


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

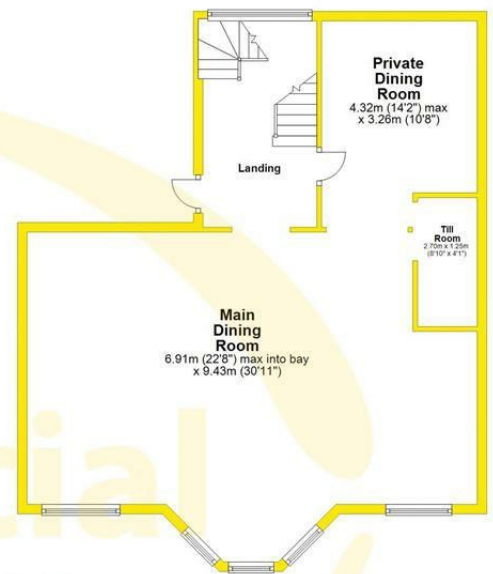
**Lower Ground Floor**  
Approx. 74.1 sq. metres (797.7 sq. feet)



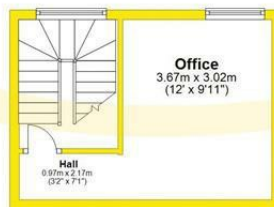
**Ground Floor**  
Approx. 84.3 sq. metres (907.0 sq. feet)



**First Floor**  
Approx. 81.2 sq. metres (873.7 sq. feet)



**Second Floor**  
Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 258.9 sq. metres (2786.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan. Plan produced using PlanUp.

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