



**FISHER
WRATHALL
COMMERCIAL**



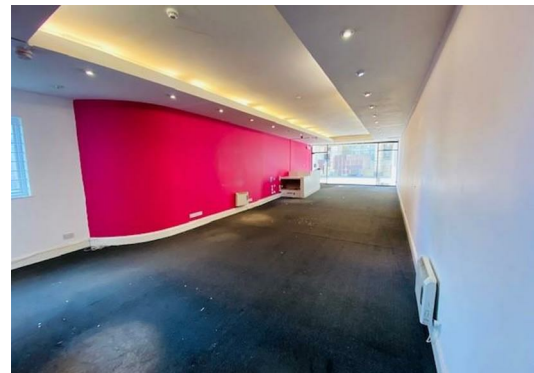
56 Church Street, Lancaster, LA1 1LH

£15,000 Per Annum

TO LET - Prominent deceptively spacious commercial premises formerly an estate agent's office situated in a sought after trading location situated immediately behind TK Maxx. Substantial sales area some 15 metres deep with additional offices / store rooms behind. Suit a variety of users subject to any necessary change of use. Viewing strongly recommended.



Scan Me For More Details



Location

Prominent retail location on Church Street to the rear of TK Maxx, close to NatWest Bank and the junction with New Street within Lancaster city centre.

Description

Substantial 2 storey commercial premises with deep, larger than average ground floor sales area, store rooms and further basement. Excellent window display frontage. Suit a variety of users subject to any necessary change of use.

Accommodation

Ground Floor

Sales Shop / Office

49'5" x 16'6" (15.067 x 5.047)
Narrowing to 4.535m (about 14'10") with staircase leading down to basement, prominent shop front..

Basement

Kitchen / Store Room

14'8" x 9'6" (4.473 x 2.911)

Cloakroom / Toilet

9'2" x 5'10" (2.799 x 1.782)

Services

Mains electricity, water and drainage connected.

Tenure

Available by way of a new internal repairing and insuring lease for a minimum term of 3 years. The landlord will require a guarantor who must be a home owner.

Rent

£19,750 per annum exclusive of rates.

Planning

Any change of use may require planning permission. All enquiries should be addressed to Lancaster City Council Planning Department.

Rateable Value

£13,000.

VAT

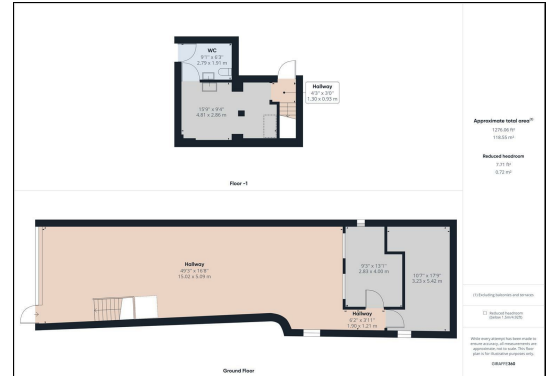
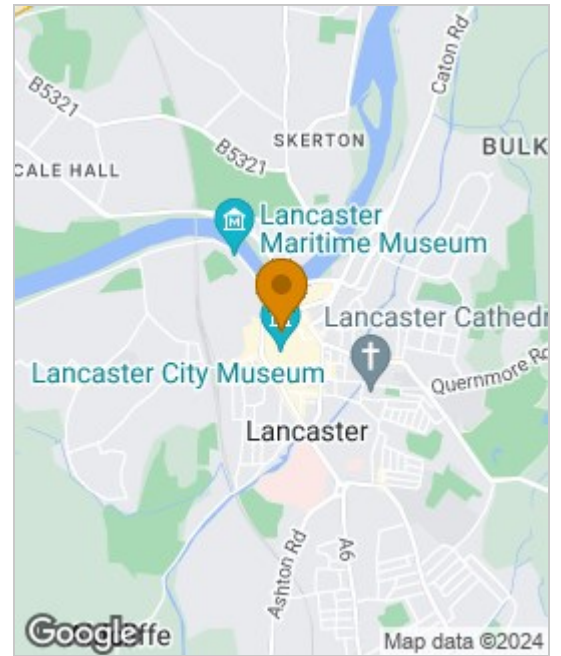
All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. Further details on request.

Legal Costs

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

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



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

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