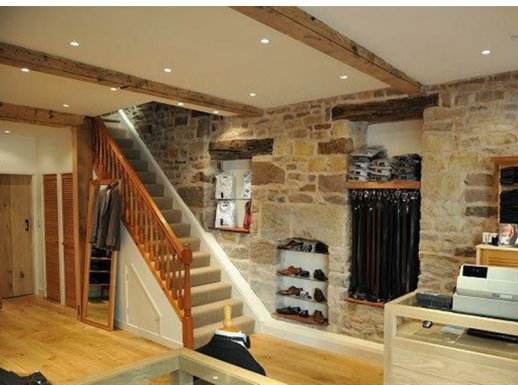




**FISHER  
WRATHALL**  
COMMERCIAL



4 New Street  
Lancaster, LA1 1EG

Retail

£15,000 Per  
Annum

# 4 New Street Lancaster, LA1

Retail

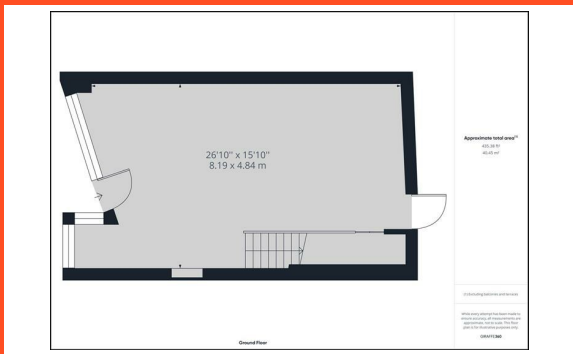
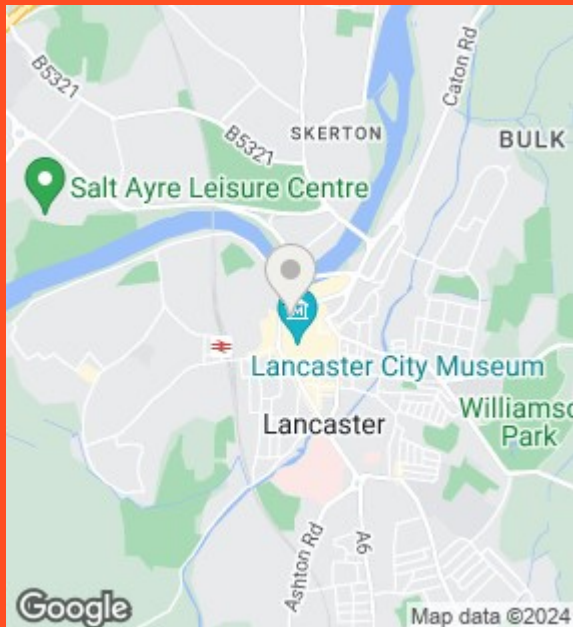


## Overview

- TO LET
- City Centre Location
- Over 2 floors plus 3rd floor storage
- Real Character Premises
- Former Menswear Shop
- Available From April 2023
- EPC Rating: C

01524 69922

Email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



### Location

Lancaster is a busy University City and a principal town of North Lancashire. Within easy access of the M6 motorway from junction 33 and 34. Preston and Kendal are each approx. 20 miles away.

The premises are located in the heart of Lancaster City Centre fronting onto a pedestrian thoroughfare that links Church Street and Market Street, that is one of the City's major retail areas.

Nearby occupiers are Nat West Bank, TK Maxx and many other retailers.

### Description

Real character 3 storey commercial premises available from April 2023 previously used as a menswear shop for many years.

Shortly to be vacant the premises will be available by way of a new lease on terms to be agreed. Any user to be agreed with the landlord.

### Accommodation

Approximately 1,205 sq ft over 3 floors.

Very neatly presented, with

some natural stone work and part wooden flooring.

Kitchen and cloakroom facilities. Second floor storage.

### Services

Mains water, electricity and drainage connected.

### Rateable Value

Currently £10,500 and from April 2023 £10,500.

### Lease Terms

A new lease at a rent of £15,000 per annum on terms to be agreed with the landlord. User to be agreed with the landlord if different from existing user. The landlord may require a guarantor.

### Legal Costs

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

### Viewing Arrangements

Strictly by appointment with the SOLE AGENT Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



Office: 82 Penny Street, Lancaster, Lancashire, LA1 1XN

Phone: 01524 69922

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

