



**FISHER  
WRATHALL**  
COMMERCIAL



## 6-8 Slip Inn Lane, Lancaster, LA1 1JT

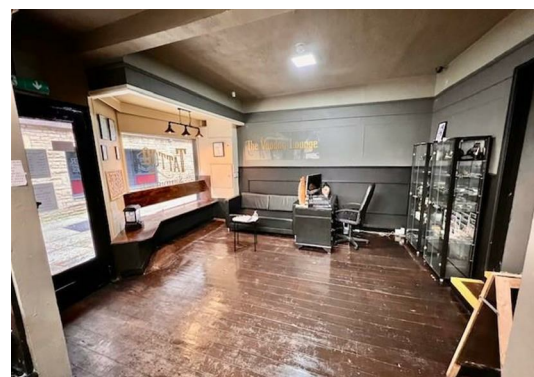
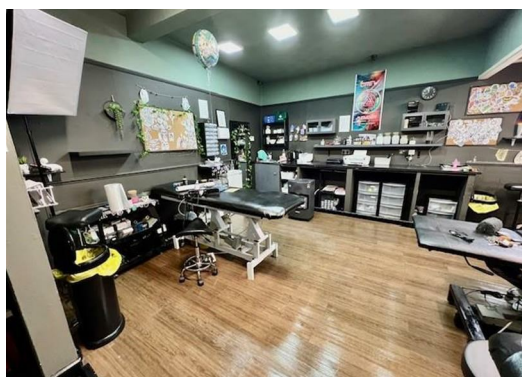
**£1,250**

TO LET - A traditional lock up retail unit which has latterly been used as a Tattoo Parlour situated in the centre of Lancaster accessed off Market Street.

Attractive 2 storey premises offering character accommodation with double fronted window display.

Deceptively spacious accommodation. Early viewing is recommended to fully appreciate its potential.

The landlord would also consider selling the premises if someone would prefer, subject to negotiation.



## Location

Slip Inn Lane is situated in the heart of Lancaster City Centre as a walk through from busy Market Street to Penny Street as part of the main shopping precinct.

Lancaster is a busy University city and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

The population for the district is in excess of 130,000 plus students.

## Description

A double fronted lock up retail unit offering deceptively spacious accommodation over 2 floors previously used as a tattoo parlour.

Large window display within the city centre. Available to let. The owner may consider selling the premises subject to negotiation.

## Accommodation

### Ground Floor

#### Reception

14'4" x 12'9" (4.389 x 3.911)  
Plus bay window seat.

#### Studio

16'0" x 13'10" (4.897 x 4.228)

### First Floor

#### Large Studio

19'11" x 16'7" (6.081 x 5.061)

### Recessed Toilets

### Rateable Value

£6,700

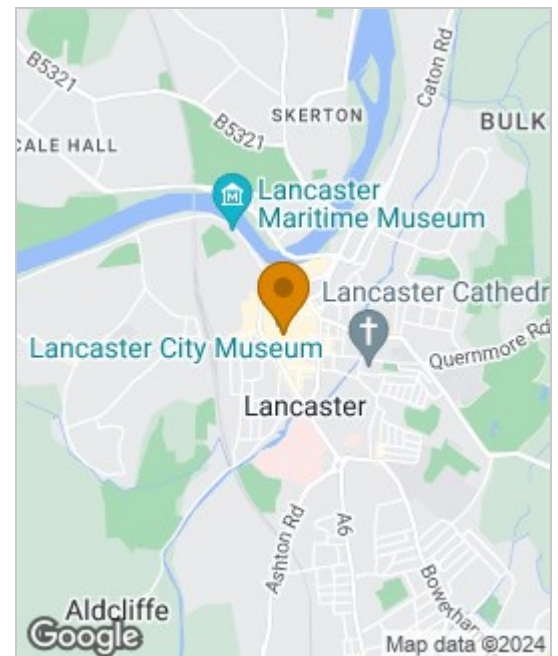
### Lease

A new FRI lease for a term to be agreed at £1,250 per calendar month.

### Viewing Arrangements

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

Street, Lancaster, LA1 1XN.  
Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto: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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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