



**FISHER
WRATHALL**
COMMERCIAL

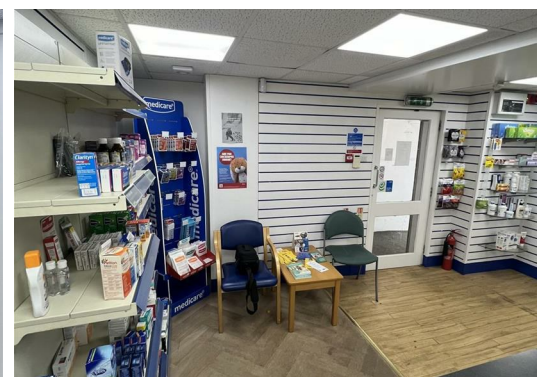


44 King Street, Lancaster, LA1 1RE £1,500 Per Calendar Month

TO LET - Offering an excellent opportunity, this ground floor retail lock-up premises is situated in a highly prominent main road position within the city centre, directly opposite Tesco Express. The location is both highly visible and easily accessible, making it ideal for a range of retail activities.

Currently operating as a pharmacy, this property will soon become available for lease due to the relocation of the existing business. The landlord is open to considering a variety of retail uses, making this a flexible space suited to meet different commercial needs. Any change of use would, however, be subject to the landlord's consent and potentially require approval from the local planning authority.

This unit is deceptively spacious and positioned in a key commercial area, promising significant foot traffic and customer visibility. We strongly recommend viewing to fully appreciate the unique aspects of its location and the potential it offers for a new business. Ideal for those seeking a high-profile spot in a bustling urban setting, this premises represents a prime opportunity to establish or expand a retail presence.



Location

Located on King Street in the vibrant heart of Lancaster, this city centre premises is ideally positioned to take advantage of the city's dynamic commercial and social landscape. Lancaster, a bustling University City and the principal town of North Lancashire, is known for its rich history and active academic community. The property is situated within easy walking distance of all local amenities, directly opposite Tesco Express, ensuring convenience for any business that chooses to locate here.

King Street itself is a hub of diverse commercial activity, home to an array of businesses including restaurants, bars, gyms, and supermarkets. This variety attracts a broad demographic, making the street a bustling area throughout the day and evening. Additionally, being on the main road that passes directly in front of the property, it benefits from high visibility and exposure. This is further enhanced by its proximity to both junctions 33 and 34 of the M6 motorway, which links Lancaster to nearby cities such as Preston and Kendal, both approximately 20 miles away.

This premises offers a prime opportunity for businesses looking to establish themselves in a high-footfall area, ideal for those seeking to maximise visibility and benefit from the constant stream of potential customers. The combination of strategic location, diverse neighbouring businesses, and significant daily traffic makes it an excellent choice for any retail or service-oriented enterprise aiming to thrive in Lancaster's busy city centre.

Description

This lock-up ground floor retail premises offers a practical and adaptable space, ideal for various types of retail operations. It benefits from a large counter and ample shelf space, making it well-suited for businesses that require a significant display area or point-of-sale setup. The generous counter and shelving are perfect for retail environments such as convenience stores, specialty boutiques, or service counters, where good visibility and accessibility of

products are crucial.

Additionally, the premises include a private bathroom and kitchen area, adding a level of convenience and functionality for staff. These private facilities ensure that day-to-day operations can run smoothly, and staff comfort is maintained, which is essential for productivity and employee satisfaction.

The layout of the premises is flexible and could easily be adapted to an open space concept, allowing for customisation according to specific business needs. This flexibility makes it possible to tailor the environment to enhance customer experience or optimize operational efficiency, depending on the nature of the business. This retail space is well-equipped to support a dynamic retail operation, combining functionality with adaptability in a prime location.

Accommodation

Ground Floor

Reception Hall

Sales Shop

22'0" x 21'10" (6.731 x 6.656)
Including Consulting Room.

Storage Area

10'8" x 5'7" (average measurement)
(3.254 x 1.724 (average measurement))

Store

7'7" x 6'7" (2.327 x 2.022)

Kitchen Area

11'6" x 5'9" (3.510 x 1.777)

Toilet

Services

Mains electricity, water and drainage connected.

Rateable Value

£9,600.

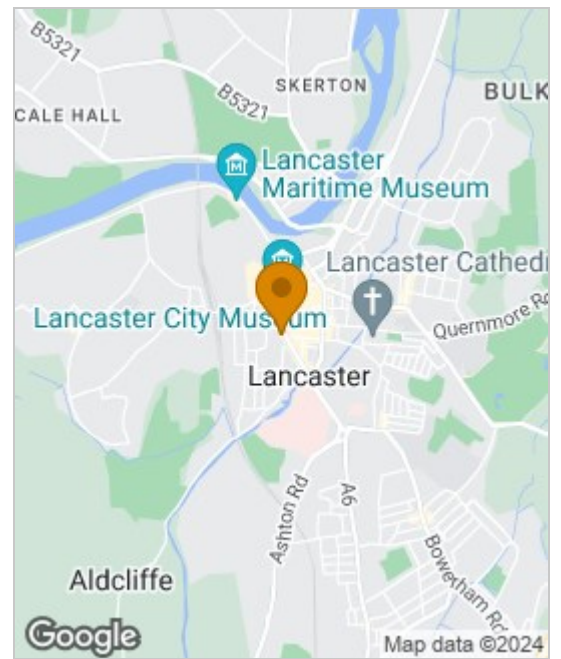
Lease Terms

A new lease for a term to be agreed at £1,500 per calendar month.

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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82 Penny Street, Lancaster, Lancashire, LA1 1XN

T. 01524 69922 | E. info@fwcommercial.co.uk

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