

FOR SALE FREEHOLD

(Investment / Development)

4x 1bed student studio & Shop

1,554ft² / 144.37m²



www.rptaylor.co.uk

Tel: 01524 542717

43-45 Market Street
Lancaster LA1 1JG

Development / Investment 43-45 Market Street Lancaster LA1 1JG

City & Area:

The historic and heritage City of Lancaster is located some 22 miles north of Preston and 22 miles south of Kendal. The City is readily accessible to the motorway network via Junction 33 of the M6 to the south and Junction 34 to the northeast.

Lancaster is on the West Coast Mainline, London is within 2hrs 35mins, Glasgow within 1hr 40mins. The station gives direct hourly service to Manchester & Manchester International Airport. The city has a regional interchange bus station.

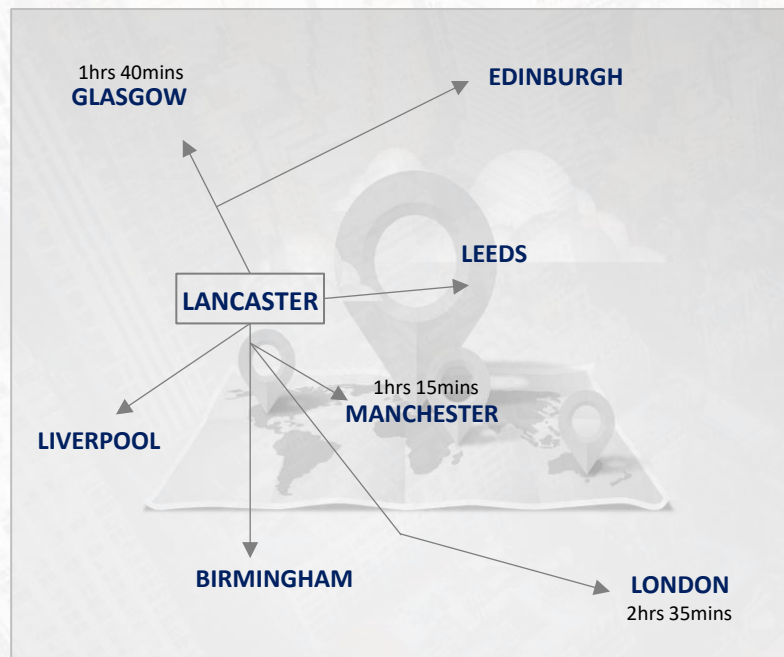
The City is home to the Duchy of Lancaster and has a catchment population in excess of 135,000; and with Lancaster University, and the University of Cumbria (formerly St. Martin's College), generate a student population of circa 20,000 residents.

There are two National Parks with 30mins drive of the city (including the Lake District) and an Area of Outstanding National Beauty within 15mins drive. Eden Project will open their new facility in Morecambe during 2027.

Lancaster City Council have commenced delivery of the regeneration scheme known as The Canal Quarter, and this will see excess of 580 new homes, 7,000 sqm of non-residential development and a new 104-bedroom mid-market hotel.

Lancaster's BID & Love Lancaster operated excess of 20 festivals last year:

Dino Fest, Lancaster Festa Italia, Love Lancaster Live (2025), Rewind Festival, and support for Light Up Lancaster. There was also Chinese New Year Carnival, Easter Trail, Lancaster Day, Lancaster Pride, and Christmas Lights Switch On (where one of the largest artificial ice rink's is established alongside a 90ft ferrous wheel).



LOVE
LANCASTER
EDUCATION

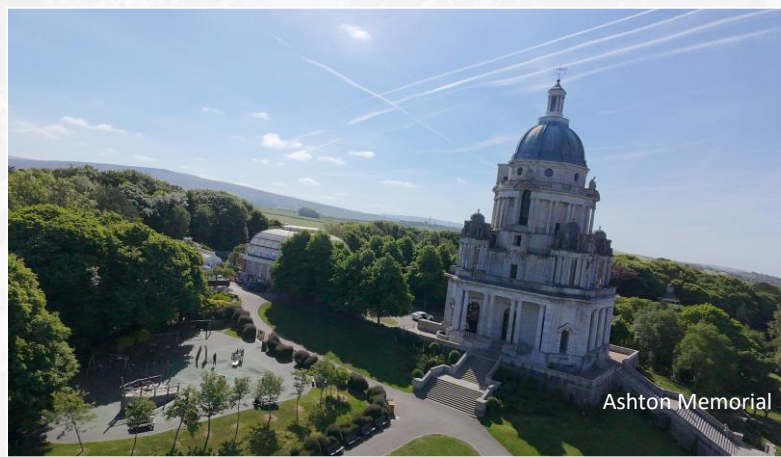
LOVE
LANCASTER
INDEPENDENTS

LOVE
LANCASTER
EAT • DRINK • SHOP

LOVE
LANCASTER

LOVE
LANCASTER
EVENTS

LOVE
LANCASTER
HERITAGE & CULTURE



Location:

The property fronts onto Market Street, being part of the pedestrianised heart of Lancaster city center.

Market Street forms one part of the city's prime retail core, and Market Square which is opposite the premises forms a pivotal part of the Love Lancaster offering for festivals and the well attended weekly market stall traders.

Footfall is noted as being +7.8% up within Lancaster with other principle Lancashire towns & city's being down. Retail vacancy is currently noted at <5% across the city center.

The city's rail station is within 350m and the city's bus interchange hub is less than 250m.

Other users in close proximity include Lloyds Bank, HSBC Bank, Diggles café & takeaway, Tui Travel Agents, TK Maxx, and other independent food operators and estate agents, etc.

Description:

The building is mid terraced, is of three storeys and is formed with traditional Ashlar stone façade. The rear of the property is of brick construction beneath flat felted roof surfaces.

The ground floor offers open plan retail space (formerly fitted as a Mountain Warehouse), having rear stores and access to a goods access yard. The upper floors, at first and second floor levels offer open plan stores of good proportion and benefit from good natural light.

There is a modern double glazed aluminium retail shop façade fitted to ground level and a centrally located double opening pedestrian access inset. To the rear of the property is an enclosed shared yard that may be suitable for storage of bins and deliveries.

Accommodation:

Ground floor sales (net internal): 1,554ft² / 144.37m²

The shop has a gross dimensions of:

Frontage	7.38m / 24'2"
Internal Width	7.13m / 23'4"
Shop Depth	24.2m / 79'5"

First floor sales / storage:	887ft ² / 82.40m ²
Second floor storage:	705ft ² / 65.50m ²

Services:

Mains water, 3-phase electricity and drainage are all connected to the property.



Market Street



Penny Street



New Street

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Rates:

We have ascertained from the VOA website that the premises are assessed within the 2023 List as Shop & Premises – RV £37,500 RV.

EPC:

The EPC Asset Rating is noted as 71C and is recorded as certificate No. [6765-5229-8943-2917-0876](#) expiring 3 April 2034. A full copy of the Energy Performance Certificate is available on request.

Planning: (Ground & Upper floors)

The agent believes that premises as a whole benefits from an established use class classification under Class E (business, commercial or service uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

A 'shovel ready' first and second floor use for 4 x 1-bedroom student studio's is evident. The grant of

planning is noted by - [25/00607/FUL](#) and comprises alterations to include the new ground floor entrance.

Proposed occupiers & fitment:

The ground floor premises (separately advertised To Let) has an asking rent of £34,000 per annum exclusive. Subject to contract terms are agreed for its accommodation and details are available on request.

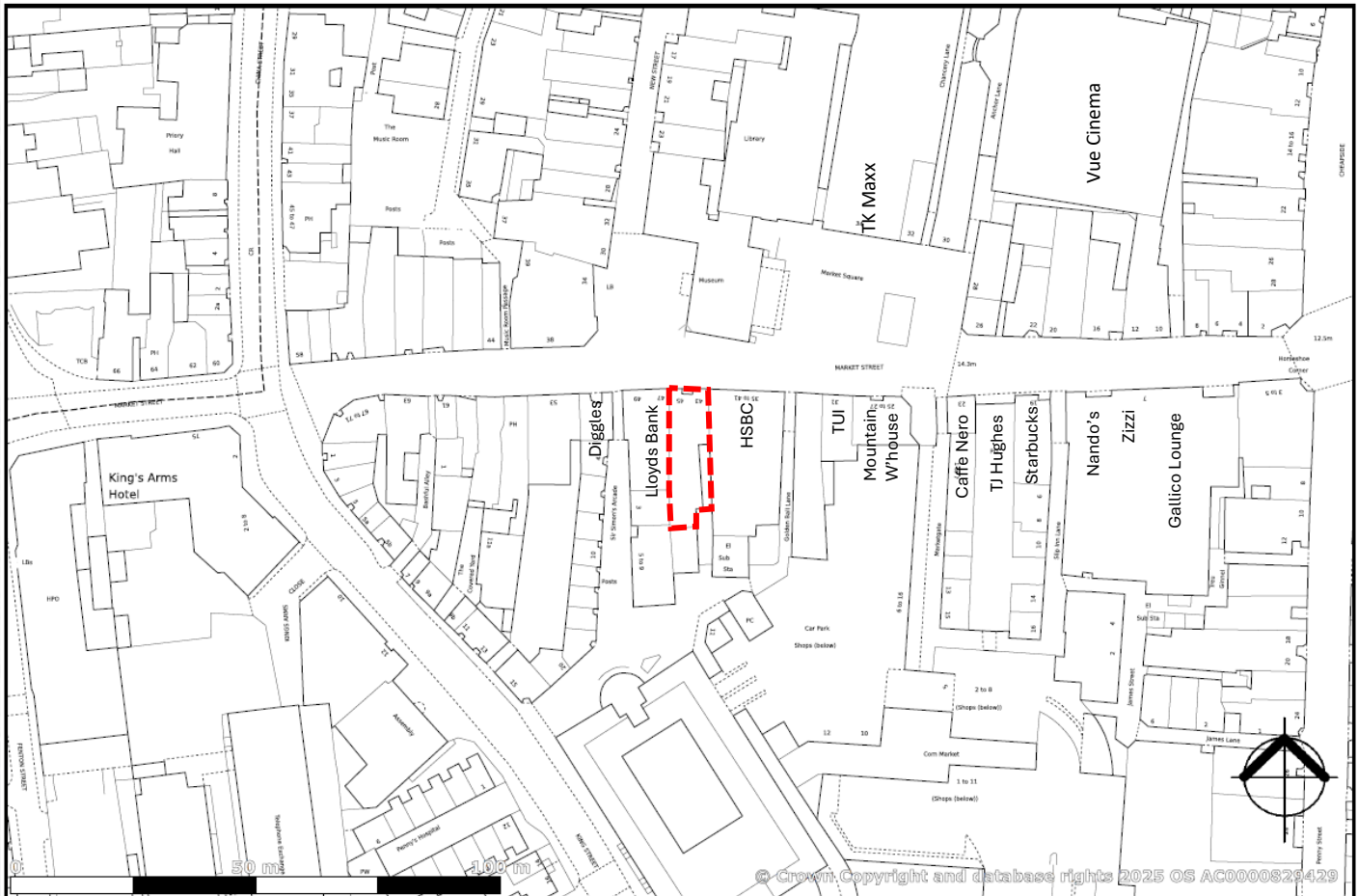
The first and second floor space is proposed for use as student accommodation - four flats being constructed. The planning for this is noted on Lancaster City Council Planning portal: Ref: [25/00607/FUL](#)

Title:

The property will be sold freehold, it forms one part of larger holding that the Seller has; the property will be subject to split title registration. The property will have full rights of access across retained land.

Architectural drawings below by Katy Harrison Architects and published to Lancaster City Council planning portal. Shown for indication purposes only and are not for reliance, scaling or copy. T: 07920 048012 E: katy@kaharrisonarchitects.co.uk





created on **edoza**

Plotted Scale - 1:1,250

Money Laundering Regulation:

In accordance with UK Law and the Money Laundering Regulations 2017, as agents we are required to conduct anti money laundering checks on all buyers and leasehold occupiers; as an RICS Regulated Firm we give great weight to this compliance.

In line with RICS and HMRC guidance, our nominated trusted partner who undertakes the AML check is [Veriphy](#). Each application is treated confidentially and, other than with Veriphy, information is not shared with 3rd parties or even with the Seller / Landlord.

A non-refundable fee is payable for each applicant / application. An applicant is defined as an individual (or collection of named individuals where multiple parties are proposed to hold legal interest in the property); in respect of a Company the applicant is the acting Director and the Company's House nominated Person with Significant Control.

The cost of each application shall be charged at a rate of £35.00 inc of VAT per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment. The fee is payable to the selling or letting agent appointed in this matter.

A Verify application must be completed prior to a memorandum of sale or heads of terms to a letting being circulated; no progress in a transaction will occur without such an application being concluded. Any offer proposed by the applicant may be considered by Seller or Landlord in advance of such an application but will be reviewed subject to contract and the completion of associated AML checks.

Viewings:

Strictly via Agents

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Price:

The freehold interest is advertised at an initial asking price of **£380,000** exclusive and subject to proposed leases.

Costs:

Each party will be responsible for their own legal costs incurred in the preparation of the lease.

VAT:

All sums quoted by these particulars are exclusive of and will not be liable to VAT.

Photographs & Plans:

Details provided within these particulars are for information only and no reference or reliance should be applied on these.

Notes:

1. Subject to Contract
2. Subject successful application



www.tigerestates.co.uk

Tel: 01253 406111

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.