TO LET & FOR SALE

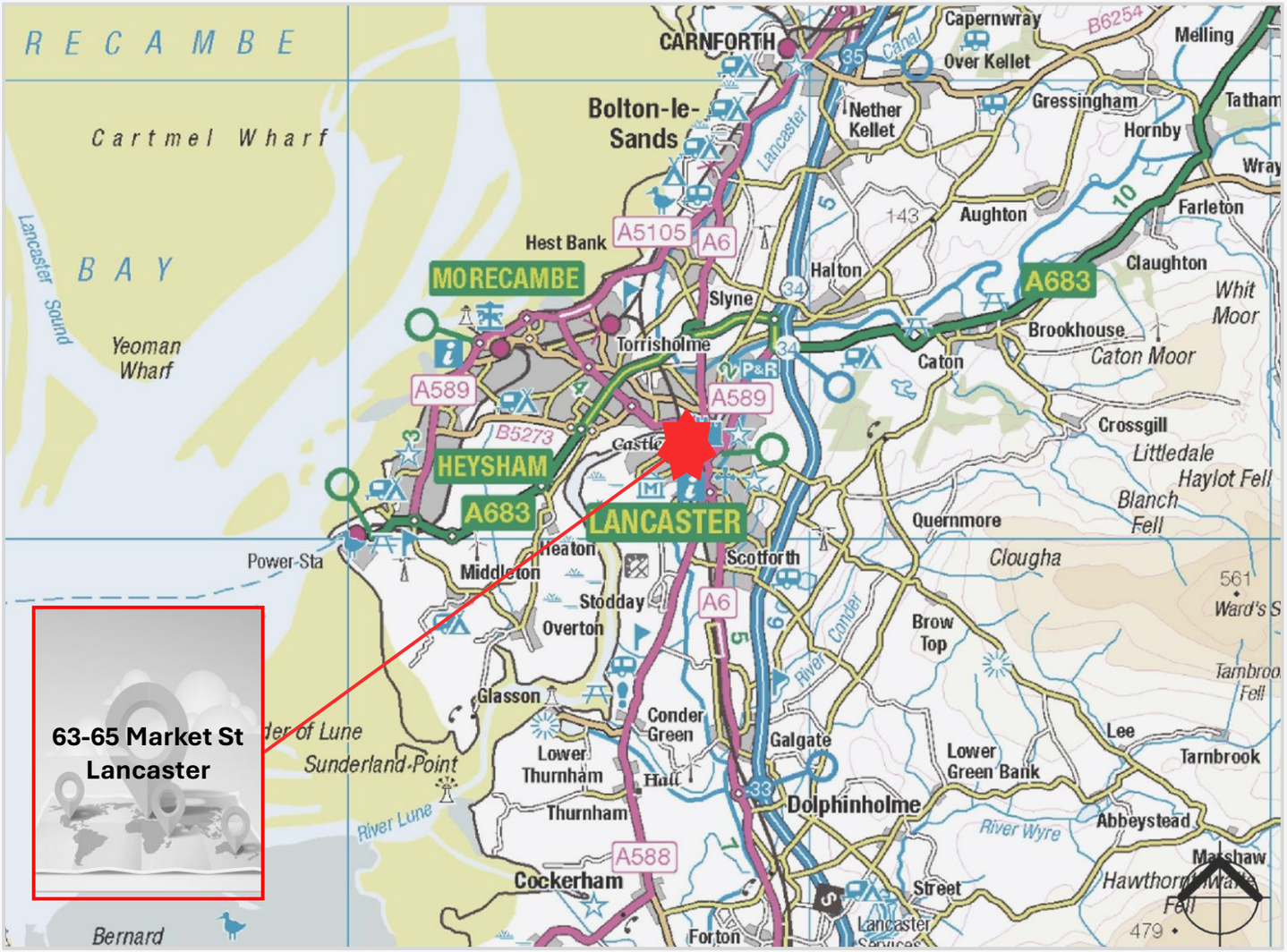
HIGH ST RETAIL CAFÉ PREMISES

63-65 MARKET ST LANCASTER LA1 1JG

On behalf of:

NAAFI

Richard P Taylor
CHARTERED SURVEYORS



LOCATION...

High Footfall City Space

Occupiers in the location comprise Entwistle Green estates Agency, Diggles Café, Mighty House Student Lettings, All Hopes No Dreams restaurant, HSBC bank, JDG Estate Agency and R&B Estate Agents

Lancaster has two high listing successful universities and with this a resident student population of excess of 13,000 students. The district has a residing populus of excess of 145,500 people.

The Lancaster district GDP is reported as £4.5 billion and is set within easy reach of London by train and is on the direct airport train link to Manchester Airport. The English Lake District is within 35mins, the Yorkshire Dales within 25mins drive.

... OPPORTUNITY

The property offers prime high street frontage in a high foot fall location, being on the primary route between Penny Street and Lancaster Railway Station.

The retail premises are arranged over ground, first and second floor accommodation.

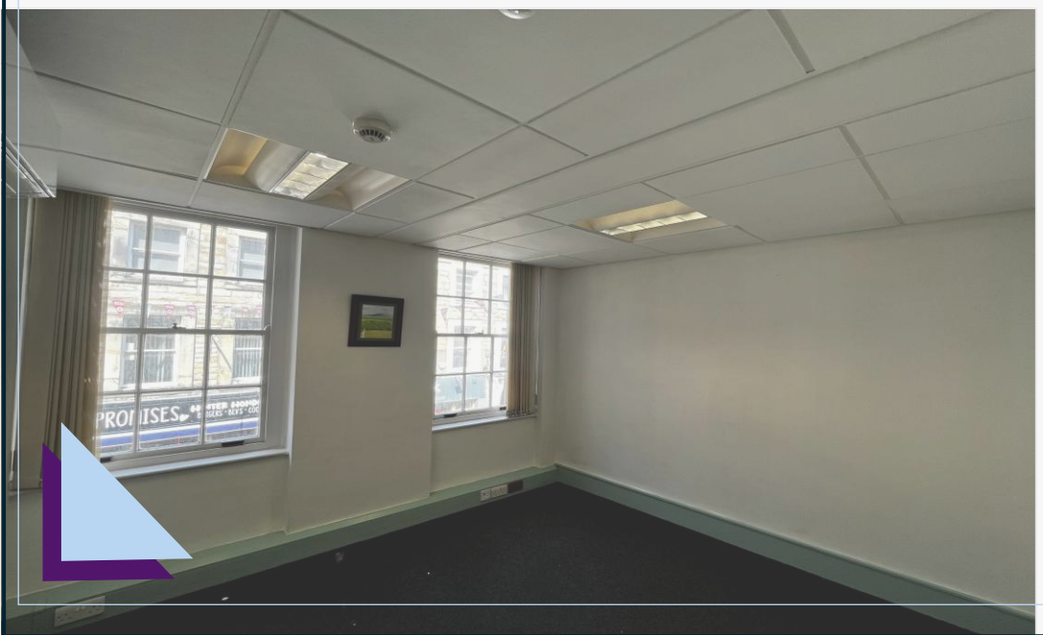
Lancaster city centre operates a BID district, this promotes the city centre, generates a twice weekly market day offering and several festivals across the annual callender, including Light Fest, Jazz Fest and other celebration days

LOVE LANCASTER INDEPENDENTS

LOVE LANCASTER EVENTS

LOVE LANCASTER EAT • DRINK • SHOP

Richard P Taylor
CHARTERED SURVEYORS



Richard P Taylor
CHARTERED SURVEYORS

INFORMATION ...

ACCOMMODATION ...

Ground Floor
Counter Servery Fitted Kitchen Large shop front Disabled WC Rear Store Rear Lobby WC. Wash hand basin. Air conditioning unit. UPVC double glazed window. Wall mounted electric heater. Back door to rear enclosed yard.

Sales	80.21 sq.m. / 863 sq.ft.
Store	17.67 sq.m. / 190 sq.ft.

First Floor
Landing, front right and left hand offices, a separate kitchen. Sash windows are fitted. Air conditioning units installed. Suspended ceiling. Fluorescent strip lighting is fitted. There are both Ladies and Gents WC toilets.

Total	30.58 sq.m. / 329 sq.ft.

Second Floor
Front right hand and left hand offices. Sash windows are fitted. Air conditioning units installed. Fluorescent strip lighting is fitted.

Total	44.95 sq.m. / 483 sq.ft.

Externally
The rear service yard gives direct access to Bashful Alley.

SERVICES ...

Mains water, electricity in a 3-phse supply, and drainage are all connected to the property. There is no gas connected but this known to be available within the street for separate connection.

ACCESS ...

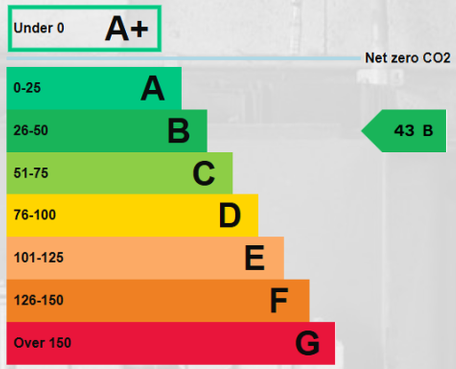
Vehicle is access is from front of the premises. Market Street has restricted vehicle access after 10am in the morning (unless Blue badge holders) however local authority permits can be secured for a rate of £5 per day per vehicle (on application).

EPC ...

The Energy Performance Asset Rating for the premises is set out below. A copy of the full certificate is available on request.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

SERVICES ...

Mains water, electricity in a 3-phse supply, and drainage are all connected to the property. There is no gas connected but this known to be available within the street for separate connection.

RATES ...

The Valuation Office Agency website notes an Rateable Value at £24,500 rateable value.

VAT ...

All sums quoted by these details are exclusive of VAT which may be charged at the prevailing rate at the date of transaction.

Richard P Taylor
CHARTERED SURVEYORS

Market Street

Cont ... INFORMATION

... PLANNING
The property is reasonably believed to hold an established grant for use as a café premises and or retail operation under an E class use. Enquires with Lancaster City Council planning department may be made on:
01524 582950 / developmentcontrol@lancaster.gov.uk

... TERMS / TO LET
The premises are offered TO LET on an assignment of the current lease, or a new term negotiated directly with the Landlord. The current lease is granted for a term of ten years from the 8th September 2017 and is on effective full repairing and insuring basis. The passing rent is equal to £26,000 per annum exclusive.

... TERMS / FOR SALE
The premises are offered FOR SALE by the Landlord. The vacant possession premises are available by way of a private treaty sale. The asking price is £250,000 exclusive.

... TITLE
The freehold interest in premises is noted by HM Land Registry LA957340

... COSTS / TO LET
The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the assignment of the lease or, if a surrender and grant of a new tenancy is agreed.

... COSTS / FOR SALE
Each party to bear their own costs.

... CONTRACT
The whole of these terms are subject to contract

Richard P Taylor
CHARTERED SURVEYORS

... VIEWING INFO

... AML

The cost of each applicant 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.

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. 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

Richard P Taylor
CHARTERED SURVEYORS

www.rptaylor.co.uk

Tel: 01524 542717

Contact:
info@tigerestates.co.uk

FOR SALE
Sales & Lettings
Tiger
Troycounty
01253 406111
To view all our properties visit: www.tigerestates.co.uk

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. Photographs taken August 2026. 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.

Ref: jal / 08.2026