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TO
LET



SUPERB RETAIL PREMISES

65.4 m² (706 ft²)

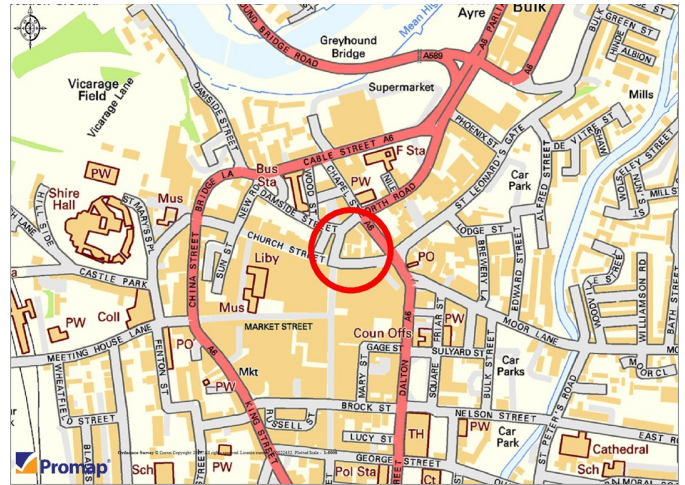
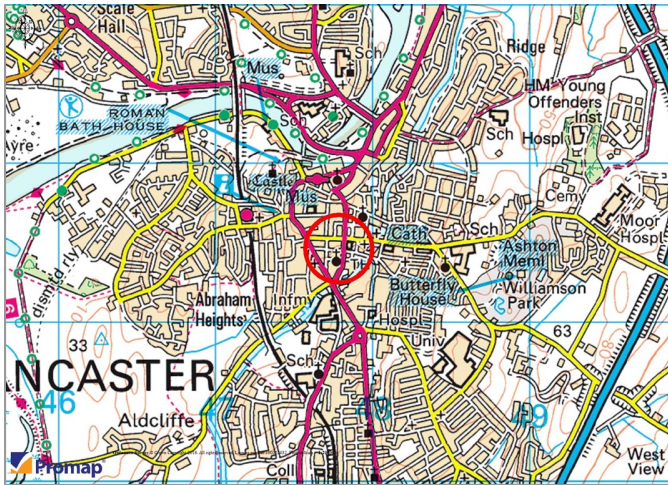
69 North Road
Lancaster
LA1 1LU

- City Centre location
- A5 (hot food takeaway) consent
- Close to Lancaster Bus Station

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 LA1 1EX



Location

The retail unit is situated within a parade of shops on the edge of the pedestrianised centre of Lancaster, fronting the main pedestrian thoroughfare leading to Lancaster Bus Station thus benefiting from a good level of footfall.

Neighbouring occupiers comprise of a range of national and independent retailers including DW Sports, Dr Kruger, Diggles and Bella Italia.

Description

The property comprises a two storey mid terrace building. The ground floor provides sales accommodation with storage space in the basement and staff facilities to the first floor.

The property benefits from a fully glazed shop frontage with central sliding entrance doors

Accommodation

The property extends to the following net internal floor areas:-

	m ²	ft ²
Ground floor shop	32.09	345
First floor	15.5	167
Basement	17.82	192
Total	65.41	704

Services

We understand that all mains services are connected to the premises.

Rating Assessment

We understand the premises have a current Rateable Value of £9,100.

Interested parties are, however, recommended to make their own enquiries of the rating department at Lancaster City Council (tel. 01524 582920).

Planning

We understand the premises benefit from use generally within Class A5 (hot food takeaway) of the Town and Country (Use Classes) Order 1987 (as amended). The premises are also suitable for Class A1 (retail shops) use.

Interested parties are, however, recommended to make their own enquiries of the planning department at Lancaster City Council (tel. 01524 582900).

Lease Terms

The premises are available by way of an FRI lease on terms to be agreed but subject to a minimum term of 3 years.

Rental

Offers in the region of £8,000 per annum.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building

Timposon Ltd
 69 North Road
 LANCASTER
 LA1 1LU

Certificate Reference Number:
 9488-3029-0263-0090-2601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150

Less energy efficient

117 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 73
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 121.94

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1294.

VAT

All rentals quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524
 Contact: Victoria Taylor Lewis
 Email: vtl@eckersleyproperty.co.uk