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eckersley
incorporating Irvine Taylor

TO
LET



CITY CENTRE OFFICE SUITE

39 m² (420 ft²)

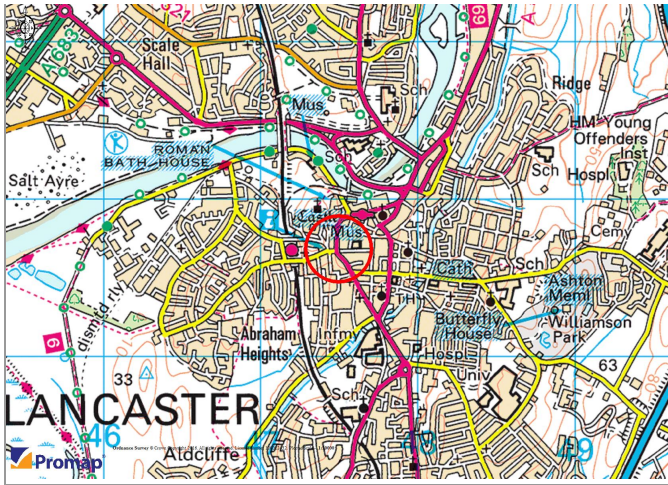
2nd floor office suite
Castle Chambers
China Street
Lancaster
LA1 1EX

- Prominent City Centre location
- £250 per calendar month plus service charge
- Flexible lease terms available

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 Lancaster
 LA1 1EX



Location

The office is located within Castle Chambers in a high profile location fronting on to China Street, which is the main thoroughfare through Lancaster City Centre. Its position is adjacent to Market Street which is pedestrianised and forms the main thoroughfare between King Street and St Nicholas Arcade Shopping Centre. The premises are positioned within a 5 minute walk of Lancaster Railway and Bus Stations.

Other occupiers in Castle Chambers include R&B Estate Agency, PBS Financial Services Ltd, Eckersley inc Irvine Taylor Chartered Surveyors and Ratcliffe & Bibby Solicitors. Nearby are Martin & Co, The Insurance Centre, JDG Estate Agents, Entwistle Green and Waterstones.

Description

A second floor suite of two offices of character with balcony enjoying a prominent corner position and accessed off a common stairwell from the main China Street entrance with entry phone.

At first floor level there are common facilities including male and female toilets, shower and kitchen.

Accommodation

We have calculated the net internal floor area to be 39 m² (420 ft²).

Services

We understand that mains electricity and telephones are connected to the office with mains water and drainage to the common parts of Castle Chambers, which is heated by a gas fired boiler servicing radiators throughout the building.

Rating Assessment

With effect from 1 April 2017 the premises have a Rateable Value of £2,550.

Prospective tenants may be eligible for small business rate relief and should contact the local Council in this regard. Furthermore, further relief is available which has recently been extended until 31 March 2018 where eligible rate payers will receive small business rate relief at 100% on properties with Rateable Values up to £12,000.

Interested parties are advised to make their own enquiries with Lancaster City Council (tel. 01524 582920).

Planning

The premises have permitted use under Class B1 (office) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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

Terms

The premises are available to let on an Internal Repairing lease at a rent of £250 per calendar month.

Service Charge

A service charge is levied to recover the costs to the Landlord in respect of water/sewerage rates, heating, electricity and the servicing, maintenance and cleaning of the common parts of the building. Currently (2016-17) this is estimated at £175 per calendar month.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

Irvine Taylor Ltd
 Castle Chambers, 60 Market Street
 LANCASTER
 LA1 1HP

Certificate Reference Number:
 0950-1923-0395-6950-6084

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

81 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 352
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 58.46

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
 72 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 0300 123 1234.

VAT

The rental is NOT subject to VAT.

Legal Costs

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

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk