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**FOR
SALE**



INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL

2,331 m² (25,092 ft²)

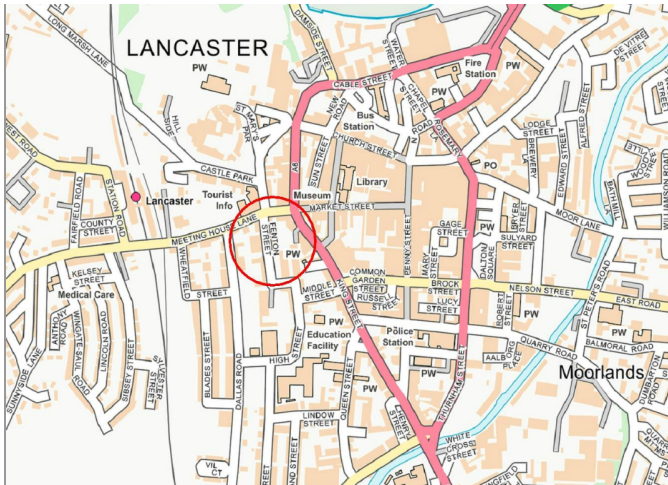
**Telephone House
Fenton Street
Lancaster
LA1 1AB**

- Excellent central location
- Close to transport connections
- On-site car parking
- Suitable for a variety of uses (stpp)

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Lancaster office T | 01524 60524
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 China Street
 Lancaster
 LA1 1EX



Location

The offices are situated fronting Fenton Street in the centre of the city of Lancaster. The premises enjoy a central position close to the city's main retail, leisure and professional districts with the immediate vicinity comprising a varied mix of commercial and residential occupiers. The area benefits from good transport links with Lancaster's mainline train station being located less than 500 metres away from the property.

Description

Telephone House is a five storey multi occupied building, together with extensive basement, offering predominantly open plan accommodation together with WC and kitchen facilities on each floor. Access to the building is via a communal entrance from Fenton Street which provides both stair and passenger lift access to all floors.

The property benefits from on-site car parking to the rear of the building accessed directly from Fenton Street.

The property is currently occupied by a range of commercial tenants but has potential for redevelopment for a variety of uses such as hotel or residential uses, subject to securing the necessary statutory consents.

Accommodation

The property extends to a total approximate net internal area of 2,331 m² (25,092 ft²) including the basement.

Services

Mains gas, electricity, water and drainage supplies are connected to the property.

Planning

The premises have a permitted use under Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 (as amended) but are considered suitable for a redevelopment for a range of uses, subject to securing the necessary statutory consents.

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

Tenure and Tenancies

The property is held Freehold.

The property is occupied by a range of commercial tenants being 77% let producing a gross income before costs of circa £98,590 per annum. The first floor, being a further 12% of the accommodation, is presently under offer.

Full details are shown on the attached tenancy schedule.

Asking Price

Offers in the region of £2,400,000.

Photographs and Plans

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

Energy Performance Certificate

Energy Performance Certificate		HM Government														
Non-Domestic Building																
Telephone House Fenton Street LANCASTER LA1 1AB	Certificate Reference Number: 0610-0631-8440-8729-3006															
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																
<table border="1"> <tr><td>A</td><td>0-25</td></tr> <tr><td>B</td><td>26-50</td></tr> <tr><td>C</td><td>51-75</td></tr> <tr><td>D</td><td>76-100</td></tr> <tr><td>E</td><td>101-125</td></tr> <tr><td>F</td><td>126-150</td></tr> <tr><td>G</td><td>Over 150</td></tr> </table>			A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
A	0-25															
B	26-50															
C	51-75															
D	76-100															
E	101-125															
F	126-150															
G	Over 150															
Less energy efficient																
Technical information Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m ²): 3804 Building complexity (NOS level): 4		Benchmarks Buildings similar to this one could have ratings as follows: 35 If newly built 66 If typical of the existing stock														

VAT

The sale will subject to VAT at the prevailing rate.

Enquiries

Please contact the sole agents, **Eckersley**

Telephone: 01524 60524

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk

Telephone House, Fenton Street, Lancaster - Tenancy Schedule

	Lease/Licence Term	Area		Rental	Service Charge per annum	User	Other details
		m ²	ft ²				
Lower Ground Floor							
No 1 & Suite 3 Telephone House, Lancaster Islamic Society	licence	326.88	3,517	25,740.00	inclusive	mosque	2 car spaces
Suite 1 Safenet Ltd	3 years wef 01.09.2014	66.23	713	3,750.00	2.95%	office	
Suite 2 Rooms 1 & 3 Castlegate Sec Ltd	6 years wef 01.05.2011	62.19	670	1,550.00	2.98%	office	Ramp car parking
Suite 2 Room 2 Fisher Wrathall	3 years wef 01.05.2011	11.07	119	1,600.00	inclusive	storage	
Upper Ground Floor							
Cloud Commerce Pro Ltd (Rear)	licence	336.03	3,617	16,000.00	inclusive	office	3 car spaces
Whitecross Dental Care Ltd (Integrated Dental Holdings) (Front)	15 years wef 03.04.2006	161.65	1,740	15,000.00	7.60%	dental surgery	2 car spaces
First Floor							
Vacant	TBC	281.10	3,008	9000.00*	14.3%*	offices	
Second Floor							
Suites 1 & 2 (Rear) Vacant	Vacant	94.85	1,021				
Suites 3 & 4 (Front) Vacant	Vacant	161.00	1,733				

Telephone House, Fenton Street, Lancaster - Tenancy Schedule

	Lease/Licence Term	Area		Rental	Service Charge per annum	User	Other details
		m ²	ft ²				
Third Floor & Fourth Floor							
Silverdoor	6 years wef 16.07.2013	544.12	5,878	23,000.00	26.20%	offices	6 car spaces
Roof							
Vodafone Ltd	15 years wef 25.02.2003	Roof	Roof	9,000.00	N/A	telecoms mast	
Basement							
OSG Solicitors	3 years wef 16.10.2018	139.44	1,501	6,600.00	inclusive	storage	
BSG Solicitors	3 years wef 01.01.2007	121.14	1,304	4,150.00	inclusive	storage	
Whitecross Dental Care Ltd (Integrated Dental Holdings)	3 years wef 22.07.2014	22.33	240	1,200.00	inclusive	storage	

** reflects agreed terms - lease not yet completed*