

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**FOR  
SALE**



## PARTIALLY LET INVESTMENT OPPORTUNITY

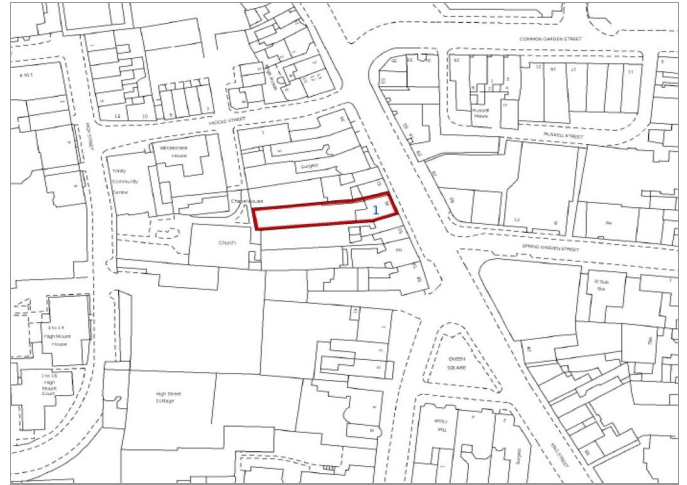
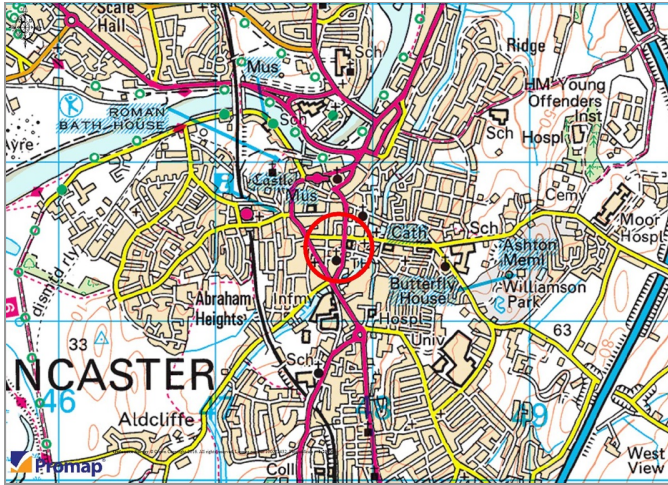
**44-46 King Street  
Lancaster  
LA1 1RE**

- Extensive Upper Floor Accommodation
- Asset Management Potential
- Superb Large Rear Garden
- City Centre Location

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

**Preston office** T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JL

**Lancaster office** T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

The property occupies a prominent position fronting King Street, part of the A6 circulatory route around the centre of Lancaster, close to the city's main retail core.

The vicinity comprises a mix of retail, leisure and business uses interspersed with residential properties. Nearby commercial occupiers include Tesco Express, Parkinson Estate Agents, Ibis Hotel, Snap Fitness, King Street Surgery and Queens Square Medical Practice.

## Description

The premises comprise a three storey, mid-terrace property, together with further accommodation within the eaves and cellar, and being of conventional stonework construction beneath pitched roof covering.

Internally, the ground floor is used for retail purposes providing a good sized retail unit occupied under an occupational lease by a single tenant who operates a pharmacy business from the premises. The upper floors provide extensive self-contained residential accommodation which is currently owner occupied.

All the accommodation is accessed from the covered ground floor entrance passageway with access directly from King Street and through which accessed can be gained to the attractive enclosed garden to the rear.

## Accommodation

The ground floor premises extend to an approximate Net Internal Area (NIA) of 64.6 m<sup>2</sup> (695.3 ft<sup>2</sup>). The upper floors extend to approximately 200.7 m<sup>2</sup> (2,160.4 ft<sup>2</sup>) Gross Internal Area (GIA)

## Services

The property benefits from mains connections to gas, electricity, water and drainage and it is understood that the two elements of the property are each serviced individually.

## Rating Assessment

We understand the ground floor premises have a Rateable Value of £9,600. The upper floors presently have a Council Tax assessment within Band A. Interested parties should, however, make their own enquiries of the local rating authority.

## Planning

The premises benefit from an established use classification on the ground floor within Class E (Commercial) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 with the upper floors being in residential use. Interested parties should make their own enquiries of the local planning authority (lancaster.gov.uk).

## Tenure

Understood to be freehold, subject to the occupational lease of the ground floor.

## Tenancy Information

The ground floor of the premises is presently let to Ronald Holmes (Lancaster) Limited on a 15 year lease from 8 December 2022 at a current annual rental of £16,000 per annum exclusive. The rent increases to £17,000 on 8 December 2023 and then to £18,000 on 8 December 2024 for the following 3 years of the lease term. There are tenant only break options at the end of the 2nd and 6th years of the term with the lease being granted on internal repairing terms with the tenant's liability extending to the doors, windows and shopfront of the property.

The upper floors will be sold with vacant possession.

## Asking Price

Offers in the region of £375,000.

## VAT

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

## Energy Performance Certificate

Energy performance certificate (EPC)		
41 King Street LANCASTER LA1 1RE	Energy rating <b>C</b>	Valid until: 6 October 2032 Certificate number: 2392-2818-3514-0357-6438
Property type	Retail/Financial and Professional Services	
Total floor area	71 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is C.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <b>5   A</b>		
If typical of the existing stock <b>20   A</b>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## Photographs and Plans

All photographs and plans are provided within these particulars are for information 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 the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

No approach should be made to the occupier directly.

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)