Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions



EXTENSIVE RETAIL PREMISES

233.5 m² (2,513 ft²)

33 Market Street
Lancaster
LA1 1JG

- **Reduced Asking Price**
- **Freehold Opportunity**
- **City Centre Location**
- **Would Suit A Variety Of Uses**

www.eckersleyproperty.co.uk

Preston office
25A Winckley Square
Preston
PR1 3JJ

T | 01772 883388
E | preston@eckersleyproperty.co.uk

Lancaster office
76 Church St
Lancaster
LA1 1ET

T | 01524 60524
E | lancaster@eckersleyproperty.co.uk

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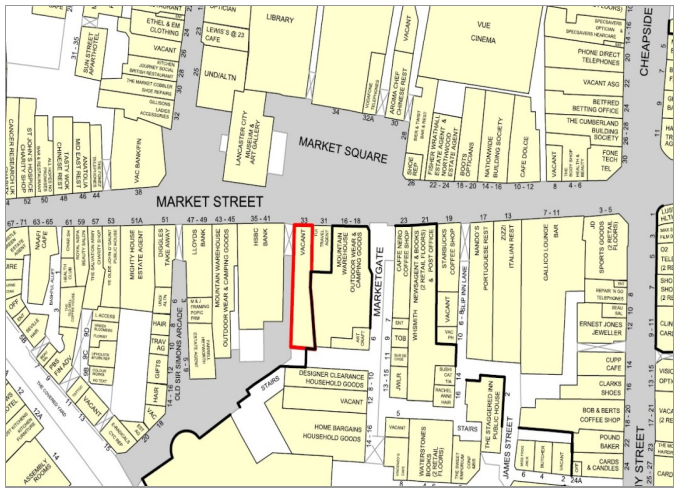


Location

The property is prominently situated fronting Market Street in the centre of Lancaster and benefits from a good level of passing pedestrian footfall.

Other occupiers in close proximity include Lloyds Bank, HSBC Bank, Caffe Nero, Tui Travel Agents, Mountain Warehouse and TK Maxx. Marketgate Shopping Centre is located to the rear of the subject premises with access provided along Golden Ball Lane.

Description

The premises comprise a two-storey mid-terraced property of conventional stonework construction beneath a pitched roof covering to the front which have been subsequently extended to the rear beneath flat roof coverings and having brickwork elevations.

Internally, the premises provide open plan sales accommodation on the ground floor which benefits from plastered/painted walls, carpet floor covering and a suspended ceiling incorporating both Cat II and spot light fittings. Ancillary storage is provided to the rear of the ground floor.

At first floor level the building accommodates a staff kitchen/breakout area, female and male WC facilities and additional storage accommodation.

Services

We understand the premises benefit from mains connections to electricity, water and drainage.

Accommodation

The subject property extends to the following approximate net internal areas (NIA):

	m²	ft²
Ground Floor Sales	130.5	1,404
Ground Floor Store	44.1	475
First Floor Staff room	23.9	257
First Floor Store	35.0	377
Total	**233.5**	**2,513**

Rating Assessment

We understand the premises have a Rateable Value of £34,500.

Interested parties, should, however, make their own enquiries of the local rating authority .

Planning

We believe that premises will benefit from an established use class classification under Class E (business, commercial or service uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We also understand that the property is situated with the Lancaster Conservation Area.

Tenure

Freehold.

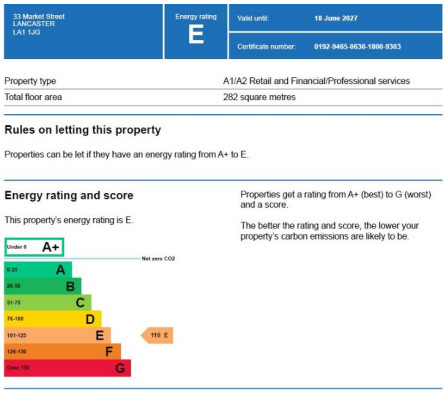
Asking Price

Offers in the region of £325,000 are invited for the freehold interest.

VAT

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

Energy Performance Certificate


33 Market Street
LANCASTER
LA1 1JG

Energy rating: E

Valid until: 18 June 2027

Certificate number: 0192-9465-8630-1808-9383

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 282 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
110 E

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

Legal Costs

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

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mary Hickman

Email: lancaster@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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