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**TO  
LET**



## ATTRACTIVE FORMER LICENSED PREMISES

232.2 m<sup>2</sup> ( 2,532 ft<sup>2</sup> )

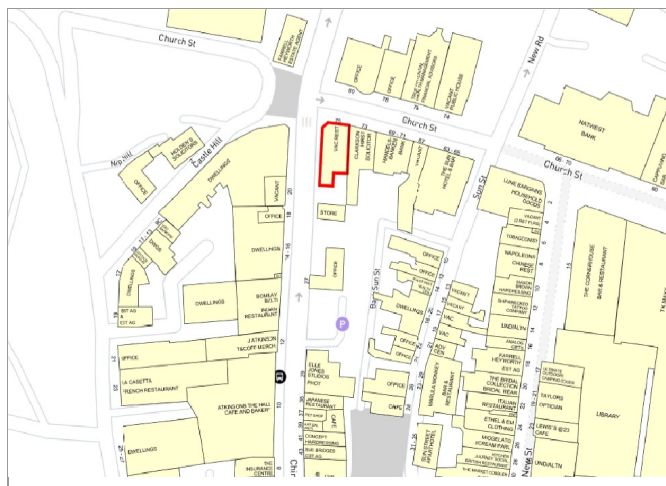
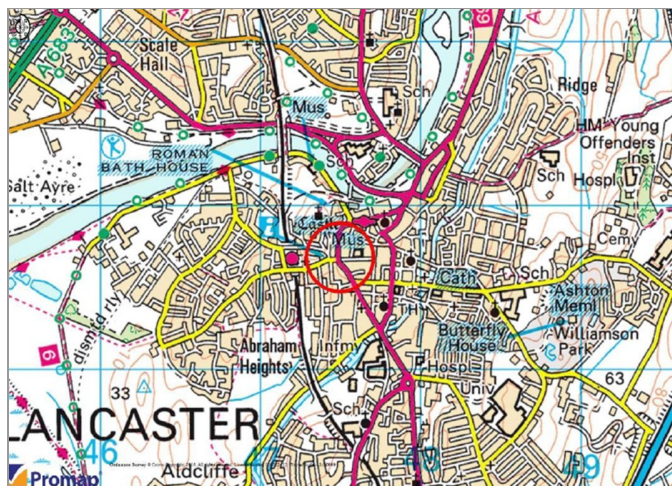
**Ground Floor & Basement**  
**75 Church Street**  
**Lancaster**  
**LA1 1ET**

- Prominent corner position in central Lancaster
- Located in historic heritage quarter with high footfall
- Grade II Listed with period features
- Open plan ground floor with good ceiling heights

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

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## Location

The property is situated in the centre of historic Lancaster in a highly prominent position on the corner of Church Street and China Street with China Street forming part of Lancaster's main vehicular thoroughfare (A6).

The property lies just a short walk from Lancaster Castle, the Judges' Lodgings and Lancaster Priory, placing it squarely within the City's heritage quarter and a key area of cultural and tourist interest.

Church Street itself forms part of Lancaster's central commercial and leisure district, connecting with Market Street and the pedestrianised city centre. The area benefits from strong footfall and a mix of independent retailers, cafes, bars and national operators making it a vibrant and well-frequented location throughout the day and into the evening.

The property also offers excellent connectivity. Lancaster Railway Station is within easy walking distance offering direct services to Manchester, Leeds and London via the West Coast Main Line, the A6 provides direct road links north and south through the city while Junction 34 of the M6 motorway is just 2 miles away providing convenient access to the wider North West region and beyond.

## Description

The property comprises the ground floor and basement of a three-storey building of cut stone construction beneath a pitched slate roof. The property is Grade II Listed and as such incorporates many period features, including attractive round-headed and moulded arch doorways, in addition to attractive timber-framed windows and has historically been used as a pub and eatery, a former licensed premises.

Internally on the ground floor the space is predominantly open plan with attractive herringbone timber flooring and wood panelling to the internal wall elevations. The ground floor benefits from generous ceiling heights and there is a spacious commercial kitchen with associated extraction in addition to a disabled WC. Within the basement level there are staff welfare facilities, storage areas and customer WCs.

## Accommodation

We have estimated the property extends to the following approximate floors areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	156.4	1,685
Basement	75.8	847
<b>Total</b>	<b>232.2</b>	<b>2,532</b>

## Services

We understand that all mains services including electricity, gas and water are connected to the property.

## Rating Assessment

We understand the premises have a Rateable Value of £22,000.

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 Grade II Listed.

## Terms

The premises are offered on Internal Repairing and Insuring (IRI) lease terms for a term of years to be agreed, with the tenant responsible for all windows and doors.

## Rental

£31,500 per annum, exclusive.

## Photographs and Plans

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

## Energy Performance Certificate

75 Church Street LANCASTER LA1 1ET	Energy rating <b>B</b>	Valid until 31 July 2035
		Certificate number 3013.8472.9155-9154.1093

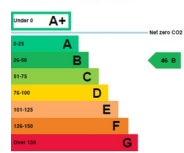
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	228 square metres

### 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 B.



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.

## VAT

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

## Legal Costs

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

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01524 60524

Contact: Harry Holden

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