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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DETACHED WORKSHOP/STORE WITH REDEVELOPMENT POTENTIAL S.T.P

0.02 hectares (0.05 acres)

146 m² (1,574 ft²)

**14 Lucy Street
Lancaster
LA1 1YF**

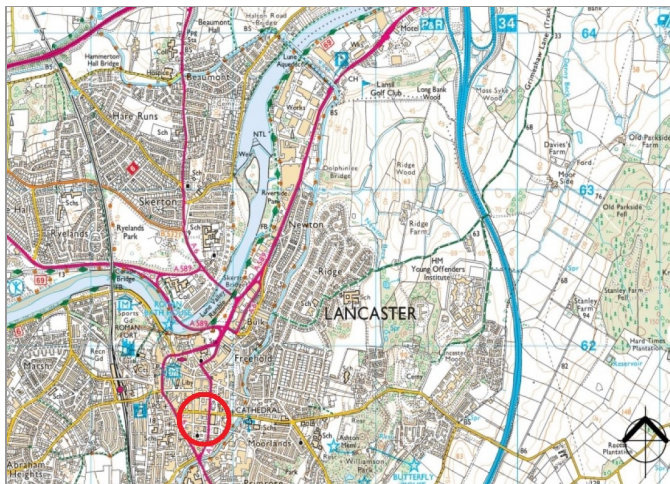
- Centrally located premises/site
- Immediately adjacent to Lancaster Town Hall
- Mixed use location including leisure, residential and commercial
- Various uses S.T.P

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Location

Lucy Street is situated in the heart of Lancaster city centre, within the Castle Ward and just off Thurnham Street (A6), a principal arterial route through the city. The location lies approximately 0.2 miles south of Lancaster's central retail and commercial core, offering excellent access to a wide range of amenities.

Lancaster railway station is located approximately 0.3 miles to the north-west, providing regular services on the West Coast Main Line.

Junction 34 of the M6 motorway is situated about 2.5 miles to the north-east, accessible via the A683 and Caton Road, enabling convenient connectivity across the wider North West region.

The property lies immediately adjacent to Lucy Street Car Park and The Royal Hotel & Bar, and is well positioned for access to a range of cafés, restaurants, gyms and other leisure facilities. Lancaster Town Hall fronts directly onto Dalton Square, which also adjoins the location and serves as a focal point for civic activity, events and seasonal attractions.

Description

A detached workshop/store of traditional construction, predominantly arranged over two storeys with a mix of stone and brick elevations beneath a pitched slate roof. A single-storey extension houses a cold store, and there is also a cellar beneath part of the building featuring a vaulted ceiling, albeit with restricted access at present.

The accommodation is primarily open plan and currently utilised for storage and cold store purposes. The first floor is supported by a concrete slab, providing robust load-bearing capacity albeit parties are advised to make their own investigations.

Externally, the property benefits from an enclosed yard to the rear, a dedicated parking area to the front of the cold store, or additional hardstanding.

Accommodation

The premises offer a net internal floor area of approximately 146 m² (1,574 ft²).

The site area has been estimated to extend to circa 0.02 hectares (0.05 acres).

Services

We understand that mains services are available to the premises including large 3-phase electricity supply, water and drainage.

Interested parties are advised to make their own enquiries in this regard, particularly in respect of capacities should redevelopment be proposed.

Rating Assessment

The premises have a Rateable Value of £3,900.

Interested parties are, however, advised to make their own separate enquiries with the rating authority, Lancaster City Council.

Planning

We understand that the premises benefit from a lawful use as a store/workshop generally within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We believe that the premises offer alternative use/redevelopment potential subject to securing planning permission.

Interested parties are advised to make their own separate enquiries of the local planning authority, Lancaster City Council (developmentcontrol@lancaster.gov.uk).

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Asking Price

Offers are invited for the freehold interest.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation

VAT

We understand the purchase price will not be subject to VAT.

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.

Legal costs

Each party to be responsible for their own legal fees incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson

Email: lancaster@eckersleyproperty.co.uk

