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**TO
LET**



RETAIL/OFFICE PREMISES

196 m² (2,110 ft²)

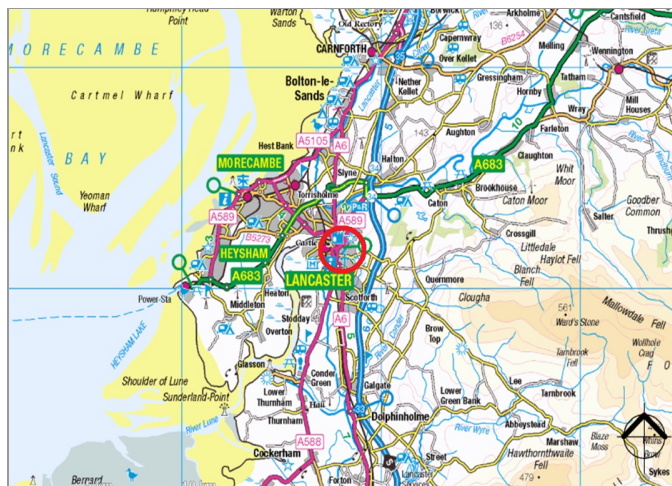
**Gage Street/
Great John Street
Lancaster
LA1 1NG**

- Prominent City Centre Position
- Highly visible, double fronted ground floor retail premises
- High footfall location
- Potential for Alternative uses (s.t.p)

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Lancaster office T | 01524 60524
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Location

The premises are situated fronting the one way system on Great John Street overlooking Dalton Square at the junction with Gage Street.

The building is situated in the heart of the city centre within easy walking distance of all amenities.

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

Description

Very prominent and highly visible ground floor retail premises, benefiting from a return glass frontage. The ground floor accommodation is predominantly open plan, providing excellent flexibility for a variety of potential occupiers, subject to any necessary change of planning use.

We are advised that the landlord intends to refurbish the external canopy, with works scheduled to commence in December 2025 and complete in January 2026.

Accommodation

The premises extend to an approximate net internal floor area of 196.02 sq m (2,110 sq ft).

Services

We understand that the premises benefit from mains electricity, water and drainage. The gas supply to the property has been capped.

Rating Assessment

We understand the premises have a Rateable Value of £35,250.

Interested parties, should, however, make their own enquiries of the local rating authority (www.lancaster.gov.uk).

Planning

We understand that the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We also understand that planning permission has recently been granted for use as a hot food takeaway.

Interested parties should, however, make their own enquiries with the local planning authority (www.lancaster.gov.uk) to verify the current planning position.

Terms

The premises are offered on new effective full repairing and insuring lease terms for a number of years to be agreed.

Service Charge

There will be a service charge levied to cover the repair and maintenance of the building fabric. The tenant will be responsible for the repair and maintenance of the shopfront, windows and doors to their demise.

Rental

£40,000 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

Dalton Square Pharmacy 24 Great John Street LANCASTER LA1 1NG	Energy rating C	Valid until 24 July 2029 Certificate number 9291.3623.6313.6190.8995
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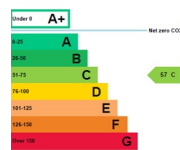
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	232 square metres

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 C.



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 figures 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 joint agents:

Eckersley

Contact: Harry Holden
Tel: 01524 60524
Email: lancaster@eckersleyproperty.co.uk

Fisher Wrathall

Contact: John Davenport
Tel: 07435 050083
Email: john@fwcommercial.co.uk



Approximate total area⁽¹⁾

2078 ft²

193.1 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360