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**TO LET
FOR SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

CITY CENTRE OFFICE PREMISES

225 m² (2,403 ft²)

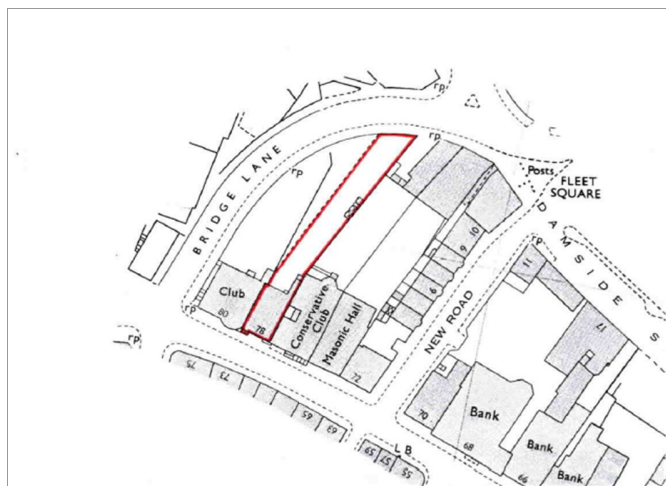
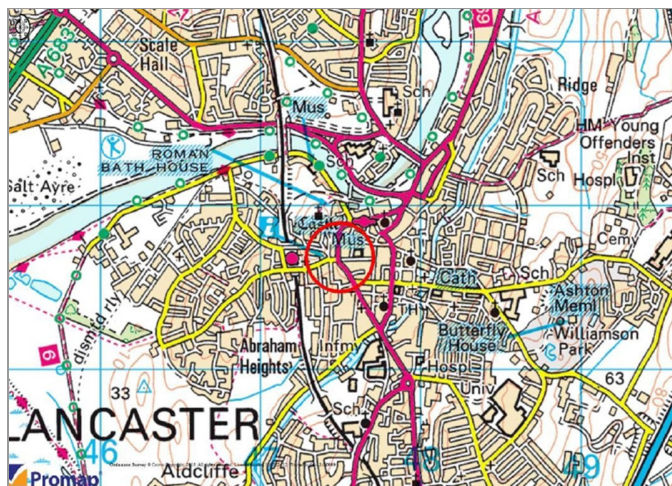
**78 Church Street
Lancaster
LA1 1ET**

- Easily accessible providing access to City Centre and surrounding areas
- Located in historic heritage quarter
- Refurbished accommodation suitable for multi occupation
- Suitable for various uses S.T.P
- Available individually or combined with next door

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Location

The premises occupy a prominent position on the eastern side of Church Street, at its junction with China Street, within Lancaster city centre. Church Street forms part of the city's established professional, commercial and leisure district, with China Street (A6) providing one of the principal vehicular routes through Lancaster. The surrounding area comprises a mix of professional occupiers, financial institutions, independent retailers, cafés, bars and restaurants, together with a number of notable historic buildings including Lancaster Castle, the Judges' Lodgings and Lancaster Priory.

The location benefits from excellent connectivity, with Junction 34 of the M6 motorway situated approximately 2 miles to the north, providing convenient access throughout the North West and beyond. Lancaster Railway Station is within comfortable walking distance and provides regular services on the West Coast Main Line to London Euston, Manchester and Glasgow.

Description

The property comprises a substantial Grade II* Listed period office building arranged over lower ground, ground, first, second and third floors. Constructed in stone beneath a pitched slate roof, the property retains a wealth of attractive period features including traditional timber sash windows, whilst internally providing a well-presented office environment suitable for a variety of occupiers.

The accommodation is arranged to provide a combination of reception space, meeting rooms and private offices across the upper floors, together with kitchen and staff welfare facilities at lower ground floor level.

Externally, the property benefits from an enclosed rear garden, offering an attractive amenity rarely associated with city centre office accommodation.

Services

We believe that electricity, water and drainage are all connected to the property.

Accommodation

We understand the premises extend to the following net internal floor areas:

	m ²	ft ²
Lower ground floor	14	144
Ground floor	57	615
First floor	63	674
Second floor	57	610
Third floor	34	360
TOTAL	225	2,403

Rating Assessment

We understand the premises have a Rateable Value of £18,500

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

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.

The property is considered suitable for a range of alternative uses, subject to the necessary statutory consents.

Interested parties should direct any planning related enquiries to the local planning authority, Lancaster City Council.

Terms

Understood to be freehold

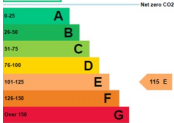
Asking Price/Rental

Offers in the region of £350,000, alternatively our clients may consider leasing the premises at a rental of £24,000 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

78 CHURCH STREET LANCASTER LA1 1ET	Energy rating E	Valid until 9 June 2021
Property type Total floor area	B1 Offices and Workshop businesses 401 square metres	
Certificate number: 6678 9654 4826 4783 5289		
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.		
 The diagram shows the EPC rating scale from A+ to G. The ratings are represented by colored steps: A+ (light green), A (green), B (medium green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The property's rating of E is highlighted with a larger orange step. To the right of the scale, an orange arrow points to the score 115 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.		

Legal Costs

Each party to be responsible for their own professional costs incurred in this transaction.

VAT

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

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

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson / Harry Holden

Email: lancaster@eckersleyproperty.co.uk

