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CHARTERED SURVEYORS

Irvine Taylor

Shop To Let

39 North Road
Lancaster
LA1 1NS

388 sq ft (36 sm)



CONTACT

For further information or to arrange an appointment please speak to:

Irvine Taylor Ltd
T: 01524 60524
E: irvinetaylor@irvinetaylor.co.uk

- A well located lock up shop with an iron gate entrance.
- Situated on the main vehicular route into and close to Lancaster City Centre
- Split level retail area.

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that These particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

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Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

LOCATION

The premises occupy a prominent location on the busy North road, the main vehicular route into Lancaster city center. It is well placed on a parade of shops in a variety of retail uses.

DESCRIPTION

The lock up shop forms the ground floor of a three-storey end terraced property constructed of stone with a slate roof. The premises offer potentially excellent retail accommodation, with a split-level retail area, making it suitable for a range of retail uses.

The ground floor shop features a single front display window with a wrought iron gate on the entrance. To the rear of the retail area this is a small kitchenette and separate WC. There is a cellar offering storage facilities.

ACCOMODATION

	Sq ft	Sq m
Shop front area	150	13.98
Shop elevated area	179	16.67

Plus W/C facility and private kitchenette and Cellar storage

SERVICES

Mains water, electricity, and drainage are all connected to the property.

RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of this suite is £3,850, and it is entered as "Offices & Premises"

Based on the current figure of 0.414p/£ the rates payable would be £1,593.90.

Intending lessees should satisfy themselves as to the extent of all potential outgoings. Small

business relief may be available and intending lessees should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

LEASE TERMS

The shop is available on a new lease, on an internal repairing and insuring basis, with other terms & conditions to be agreed.

RENT

£7,500 per annum exclusive

VAT

We are informed that VAT is not applicable to this property.

LEGAL COSTS

Each party will be bear their own reasonable legal costs incurred in the preparation of the lease.

VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd
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T: 01524 60524

Subject to Contract

