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CHARTERED SURVEYORS

**Irvine Taylor**

# Lock-up Shop To Let

58 Penny Street  
Lancaster  
LA1 1XF

Retail Space  
455 sq ft (42.30 sm)



## CONTACT

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

**Irvine Taylor Ltd**  
T: 01524 60524  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)

- An attractive double fronted lock-up shop
- On major pedestrianised retail street forming part of Lancaster's retail centre.
- Excellent footfall on route to major centres of employment.

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

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX  
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 Penny Street between Common Garden Street and Spring Garden Street, the main pedestrian route from the major residential and employment areas to the south of the city centre.

Other nearby users include Gorrills of Lancaster; Northwood UK Ltd; Silver Tree Jewellery; Penny's Café; Bellwood & Wright Fine Art; Radio Shack and Printing.Com. Marks and Spencer and other major retailers are only a few seconds walk away.

## DESCRIPTION

This premises form the ground floor of a three storey terraced property constructed of stone with a slate roof. The premises offer excellent retail accommodation, although we understand that the premises may also benefit from an A3 planning consent for use as a "take away".

This ground floor retail premises features a double fronted display, and to the rear of the retail area a small kitchenette and separate W/C. There is an extensive basement which provides good storage accommodation.



## ACCOMODATION

	Sq ft	Sq m
Retail Area	455	42.30
Kitchenette WC	69	6.40
Basement	379	35.10

Plus W/C facility and private Kitchenette.

## SERVICES

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

## RATES

We understand from the Valuation Office Agency website that in the 2010 Rating List the current Rateable Value of the premises is £11,250, and it is entered as "Shop & Premises"

Based on the current figure of 0.414 p/£ the rates payable would be £4,657.50.

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 suite is available on a new lease, on a full repairing and insuring basis, with other terms & conditions to be agreed.

## RENT

**£15,500 per annum exclusive**

## VAT

We understand that VAT will not be applicable to the rent.

## LEGAL COSTS

The tenant to pay the landlord's reasonable legal costs incurred in the preparation of the lease.

## VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)  
T: 01524 60524

**Subject to Contract**

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.

The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

**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.