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Lock up Shop and Offices

To Let

**7 Gage Street
Lancaster**

**Lease at £21,500 per annum
(Plus VAT)**

Situated within Lancaster's retail centre on the main pedestrian route between Lancaster's administrative centre in Dalton Square and Penny Street the prime shopping street, a retail shop with extensive first floor accommodation, with planning permission for either retail or office use.

Nearby users include: Londis, Ladbrokes, Stable End Curios, Room 12 fashions, Allan Garrick Solicitors and The Curtain House.

Both long and short stay car parking are within easy walking distance and there is dedicated disabled parking nearby on Gage Street.

GROUND FLOOR Shop with approximately 5 metres of display frontage.

Retail area 5.18 m x 13.45 m (16'11" x 43'11") Overall

Under stairs and rear storage cupboards and rear access

FIRST FLOOR

Open plan area	7.01 m x 2.78 m (22'8" x 9'1") Overall
Office 1	2.71 m x 4.02 m (8'9" x 13'2") Overall
Office 2	2.52 m x 3.40 m (8'3" x 11'1") Overall
Office 3	2.53 m x 3.99 m (8'3" x 13'1") Overall
Raised open plan area	11.3 m x 9.48 m (36'11" x 30'11") Overall

SECOND FLOOR

Staff room	3.94 m x 3.39 m (12'10" x 11'1") Overall with s/s and sink unit
	Separate Ladies and Gents Toilets

LEASE TERMS To be agreed.

RATEABLE VALUE £10,250. Verbal enquiry only. Intending lessees should satisfy themselves as to the extent of all potential outgoings.

SERVICES Mains water, electricity and drainage.

VAT VAT will be applicable to this lease.

VIEWING By appointment with Irvine Taylor (01524) 60524.

Misrepresentation Act 1967

These particulars are issued subject to contract. Neither the principals nor their agent nor any person in their employ bind themselves in any way nor are any warranties given in respect of any statements contained in these particulars and intending lessees/purchasers must verify all statements for themselves by inspection or otherwise.

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