

CASTLE CHAMBERS CHINA STREET LANCASTER LA1 1EX
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CHARTERED SURVEYORS

Irvine Taylor

First & Second Floor Offices To Let

£4,500 per annum

**First & Second Floor Offices
11 New Street
Carnforth
LA5 9BX**

691 sq ft (64 sq m)



CONTACT

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

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

- First & second floor offices with separate ground floor entrance
- Four offices plus storeroom, kitchen and separate WC.
- Carnforth Town centre location, close to M6 J35 and Carnforth Railway Station.

- 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

INTRODUCTION

Carnforth is an historic railway town situated 7 miles north of Lancaster, and is nearby the Arnside/Silverdale areas of Outstanding Natural Beauty. Carnforth lays on a transport corridor, which contains the Lancaster Canal, the M6 motorway J35, the A6 principal road, the West Coast Main Line running between London Euston and Glasgow, and railway lines to Barrow in Furness and Leeds. The town therefore has strong and long-standing transport associations.

LOCATION

The premises are located on New Street, near to Carnforth town centre, Carnforth Railway Station and Junction 35 of the M6 Motorway.

The area is popular with shoppers and retailers. Nearby occupiers include local and national businesses such as Ratcliffe and Bibby Estate Agents, Barclays Bank, Greggs The Bakers, Lloyds Pharmacy and the Co-operative.

DESCRIPTION

The building is constructed of dressed stone with a slate roof. Internally this three-storey property consists of ground floor entrance, kitchen and separate WC, four offices and storeroom. There is also the possibility of one off-road parking space to the rear, subject to a separate agreement with the landlord.

ACCOMODATION

Further to a kitchen and toilet facilities at first floor level, the office accommodation is as follows:

<u>First Floor</u>	Sq ft	Sq m
Office 1	132	12.3
Office 2	86	8.0
Store room	70	6.5
<u>Second Floor</u>		
Office 3	158	14.7
Office 4	245	22.8

SERVICES

Mains gas and electricity are connected to the property. Mains water, drainage and the heating system are shared with the adjoining property (No. 9 New Street) – a contribution to the costs of these will be payable via a Service Charge arrangement.

RATES

It is understood that the Rating Assessment covers both 9 & 11 New Street. It is intended that the Rates will be split prior to letting.

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

To be confirmed, by negotiation.

RENT

£4,500 per annum.

VAT

VAT will not be payable on the rent.

LEGAL COSTS

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