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CHARTERED SURVEYORS

Irvine Taylor

Retail/Redevelopment Opportunity For Sale

£400,000

38-42 North Road
Lancaster
LA1 1NY



CONTACT

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

Irvine Taylor Ltd

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- Three traditional retail units with accommodation over.
- Prominent location on the main route into Lancaster city centre.
- 332 sq yd to the rear.

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

INTRODUCTION

Lancaster is the most northerly of the Districts in Lancashire and is centrally positioned in the North West Region of Great Britain being some 22 miles north of Preston and 22 miles South of Kendal.

The city can be accessed via Junction 33 of the M6 to the south and by Junction 34 to the east, which is just 2 miles from the centre. Lancaster railway station gives access to the Main West Coast Line running between London Euston and Glasgow. There is also a bus station in the city centre.

The city had a population of just under 134,000 as at the 2001 census, though it is now estimated to be well in excess of 140,000. Additionally there is a student population in excess of 20,000 from Lancaster University and the University of Cumbria

LOCATION

The premises are situated on North Road between Lancaster's retail centre and Sainsbury's, Currys, Halfords and PC World.

Other nearby retailers include Frank Shepherd Motorcycles, The Lile Tool Shop and Lancashire Pine.

DESCRIPTION

The premises traditionally would have been three smaller units which have been merged into one large, long unit. The ground floor shop is finished to a high standard with wood effect stepped flooring.

The upper floors which are divided into a number of rooms are in need of refurbishment and are currently used as storage. The property has stained glass windows and most of its original features.

To the rear is a yard which accommodates a small precast concrete store. This area is closed off with high metal gates. Beyond this yard is an area currently used as a car park. Both enjoy access off Nile Street.

ACCOMODATION

Ground Floor	Sq ft	Sq m
Shop area	761	70.71
Office/Store	231.53	21.51
First Floor Storage	832	77.32
Second Floor Storage	832	77.32
Yard	2988	277.38

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 £10,250, and it is entered as "Shop & Premises"

Based on the current figure of 0.41 p/£ the rates payable on this suite should be in the region of £4202.50.

Intending purchasers should satisfy themselves as to the extent of all potential outgoing and should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

Price

ONO £400,000 for the freehold.

VAT

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

