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RETAIL UNIT TO LET

UNIT 2, THE GATEWAY BUILDING

CARNFORTH STATION

RENT £5500 per annum + VAT



This historic station, much beloved by the media, has undergone a transformation which has provided retail units, a restaurant/cafe and a visitor centre within the refurbished buildings.

Interest is invited from retailers keen to capitalise on this historic and strategic location, approximately one mile from M6 exit 35 and situated at the junction of the West Coast Main Railway Line with the scenic railways around the Furness Coast and to the Yorkshire Dales. Carnforth boasts a number of speciality shops and serves a wide area of North Lancashire and South Cumbria.

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The town is also well located in relation to the Arnside/Silverdale Area of Outstanding Natural Beauty and to the Lune Valley, both of which are areas of superb scenery with interesting and historic places to visit and having a variety of accommodation available for tourists.

This unit is one of six which includes specialist shops and a ticket office.

The retail units are situated in the Gateway Building, next to the Station car park, and have concrete floors, plastered and emulsioned walls, suspended ceilings, mains water and electricity, a drainage connection and small kitchen with sink.

This unit is located towards the south end of the building close to the subway and is visible from the car park with visitor and passenger footfall past the door.

The dimensions of Unit 2 are **8.60 m x 5.20 m** **28'3" x 17'1"**

RATEABLE VALUE: **£2175** Rates payable 2007/8 £965.70 (Verbal enquiry).

In addition small business relief may be available and intending lessees are advised to make their own enquiries from Lancaster City Council Business Rates Department.

LEASE TERMS

A new lease for a term to be agreed is available with the tenant liable for internal repair and decoration. A service charge will cover the cost of repair and maintenance of the main structure and common parts, insurance of the building, security, joint promotion, management and other such items which are of common benefit to the tenants.

For further details please contact Irvine Taylor on 01524 60524

Misrepresentation Act 1967

These particulars are issued subject to contract. Neither the principals nor their agents 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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