

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



MIXED USE INVESTMENT OPPORTUNITY

0.117 hectares (0.287 acres)

466.8 m² (5,025 ft²)

**Parkfield
Greaves Road
Lancaster
LA1 4TZ**

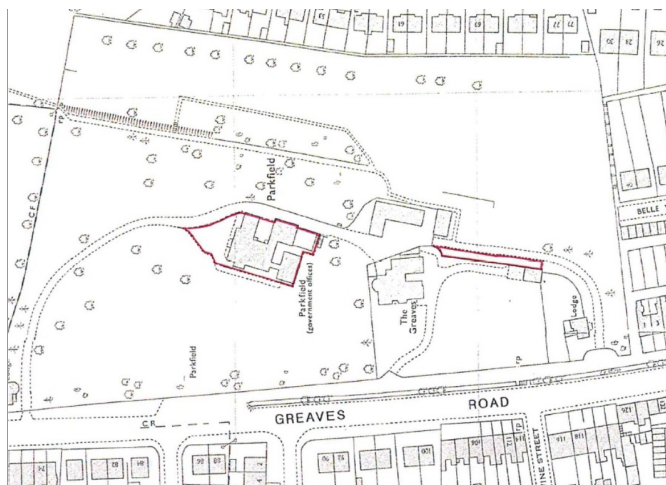
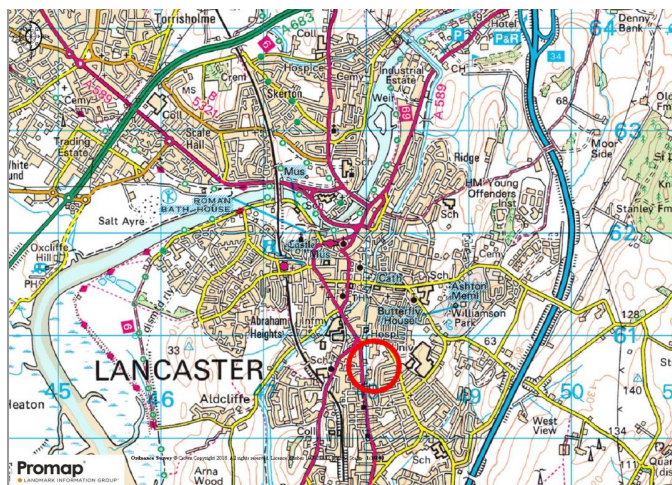
- Fronting Greaves Road (A6) immediately to the south of the City Centre
- Overlooking Greaves Park
- Income producing investment
- Asset management opportunities

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
Castle Chambers E | lancaster@eckersleyproperty.co.uk
China Street
Lancaster
LA1 1EX

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Location

The property is situated within Greaves Park immediately to the south of Lancaster City Centre fronting on to Greaves Road (A6) being the main thoroughfare into Lancaster from the south.

The location provides easy access to the City Centre including mainline railway station whilst also providing easy access to the south and the national motorway network with access via junction 33 of the M6 motorway.

The property lies within Greaves Park which is publicly managed and maintained providing substantial grassed and treed areas to all elevations.

Description

A substantial detached former domestic dwelling being of cut stone construction beneath slate roof. The property provides accommodation over 2 levels being mainly cellular offices in addition to 2 self contained residential apartments.

The building retains many of its original features both internally and externally in addition to providing external car parking to the north and south of the property in addition to a separate area of land to the south.

The bulk of the office element is currently let with voids being vacated by the previous Landlord. Vacant possession of both apartments has also been secured with previous lettings being on assured shorthold tenancies at £595 pcm. The current gross income is therefore £30,380 per annum.

Accommodation

Please refer to the attached accommodation schedule.

Services

We understand the premises generally benefit from mains electricity, gas, water and drainage.

Rating

The premises has 4 rateable values and 2 council tax bands as follows:

The Annexe	£1,600
Loxam Limited	£4,050
Thomas Newall Limited	£9,000
The Library & Units 1-6	£14,750
Apartment 1	Band A
Apartment 2	Band A

Interested parties are, however, advised to make their own separate enquiries with Lancaster City Council (tel. 01524 582920).

Planning

We understand that the premises benefit from planning permission generally within classes B1(a) & C3 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries via the Local Planning Authority, Lancaster City Council (01524 582900).

Tenure and occupational lease information

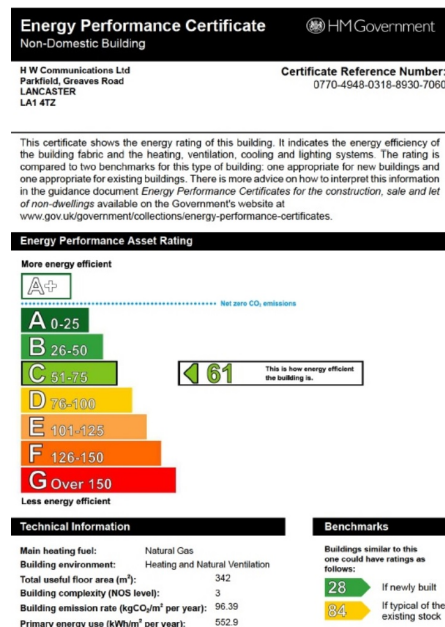
The site and premises are available freehold, subject to an occupational lease to HW Communications Ltd (Company number 02529926). HW have been in occupation since 2003 with current agreement ceasing on the 31st December 2019. The current passing rent is £30,380 per annum, exclusive. Discussions are taking place with HW Communications regarding a new lease. Further information is available upon request.

Vacant possession of both apartments has been secured. The previous occupations were on assured shorthold tenancies at £595 pcm.

Proposal

Offers are invited subject to the benefit of the current income.

Energy Performance Certificate



Legal costs

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted within these particulars will be subject to VAT at the prevailing rate.

Enquiries

Further information via the sole agents:

Eckersley

Contact: Mark Clarkson
Telephone: 01524 60524
Email: mac@eckersleyproperty.co.uk

Acting on behalf of Simon Thomas & Arron Kendall, Joint Administrators of Thomas Newall Limited.